

## Facility and Support Services

600 West 4<sup>th</sup> Street

Davenport, Iowa 52801-1003

fss @ scottcountyiowa.com

(563) 326-8738 Voice (563) 328-3245 Fax



November 12, 2015

To: Dee F. Bruemmer  
County Administrator

From: Tammy Speidel, Director  
Facility and Support Services

Subj: Architectural Fee- Sheriff Patrol Headquarters

Wold Architects and Engineers was originally selected as the design firm for the Sheriff Patrol Headquarters in December 2013. At that time the fees for this project, \$192,625.00, were based on 5.75% of the original construction budget of \$3,350,000.00. The budget for this project was originally established in FY11.

This project was delayed by an entire year when we did not get approval to proceed with the project in our first location choice, and were forced to look for and evaluate other location options. As you know we have now purchased the property on Black Hawk Trails and S 16<sup>th</sup> Ave in Eldridge.

The one year delay has impacted the overall budget as the construction market started to rebound with the economy. Construction bid results have increased as well since there is more overall construction work in progress.

We now have a revised construction budget of \$4,150,000.00, which does not include using geothermal at the new location. Based on updated budget information, Wold has asked for an increase in their fee.

The increase they are requesting is due to scope changes, site selection impacts, and construction budget increase. They have spent a significant amount of time evaluating additional sites and tweaking the design to fit the new site. Additionally, the Wold team has had several additional visits to meet with the planning group to work on the overall plan, evaluating cost savings options and reducing the scope of the project back to a realistic budget amount. They are requesting an increase of \$33,600.00 which is based on utilizing the original contract language and only applying the additional construction cost to the remaining phases of the project which was approximately 35% complete prior to the delay. (Additional cost of the construction budget is \$900,000.00 X 5.75% negotiated fee X 65%.)

The original scope did not include using geothermal technology and no design work was planned in that area. Wold is proposing a additional fee increase of \$17,250.00 which would be 5.75% of the \$300,000.00 estimated geothermal budget. This portion of the fees will be used if it is determined that geothermal is feasible at the site.

I recommend approving this fee increase which will be funded as part of the project.

I will be available at the next Committee of the Whole meeting to discuss my recommendation and to answer any questions you or the Board may have.

Cc: Sheriff Dennis Conard  
Major Tom Gibbs  
Captain LeRoy Kunde  
Deputy Eric Burton  
FSS Management Team



3555 Digital Drive  
Suite Two Hundred  
Dubuque, IA 52003

tel 563.690.1112  
iowa@woldae.com

October 2, 2015

Tammy Speidel  
Scott County Facilities and Support Services  
600 West Fourth Street  
Davenport, Iowa 52801

Re: Scott County  
New Sherriff's Patrol Headquarters  
Commission No. 133030

Dear Tammy:

As discussed with yourself and Dee Bruemmer, we are requesting a modification to our fee for the New Sheriff's Patrol Headquarters for the following reasons:

1. Increased construction budget from \$3,350,000 (used to calculate our fee in original contract from December 2013) to \$4,250,000.
2. Additional investigation and analysis of multiple sites.
3. Added \$300,000 to construction budget for the inclusion of a geothermal system.
4. One year delay until site purchase was finalized.

As we agreed, we are proposing to utilize our original contract language and only apply the additional construction cost to the remaining phases of project. They equate to 65% of the work and include: Construction Documents (40%), Bidding (5%) and Construction Administration (20%). We agreed that Wold will, at no cost, meet with the Core Planning Group and adjust the Design Development Documents to align with the new budget. In addition, the budget was also increased by \$300,000 to include a geothermal system. For this added scope of work we are requesting a full fee as this work was never started.

Therefore, our requested increase in fee would be calculated as follows:

1.  $(\text{Increase in construction cost budget}) \times (\text{original fee \%}) \times 65\% = \text{fee increase for increased budget}$   
 $= \$900,000 \times 5.75\% \times 65\% = \$33,600$
2.  $(\text{Addition of geothermal construction cost}) \times (\text{original fee \%}) \times 100\% = \text{fee increase for geothermal}$   
 $= \$300,000 \times 5.75\% \times 100\% = \$17,250$

We have included the revised budget sheet for your reference.

We thank you in advance for your consideration of this request for additional fees. As you have experienced with our firm, requesting additional fees is not business as usual for us. Yet in this case, we believe, our request is justifiable and fair.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

WOLD ARCHITECTS AND ENGINEERS

A handwritten signature in black ink, appearing to read "R. Schroepfer". The signature is stylized and fluid.

Roger Schroepfer // AIA, LEED AP BD+C  
Partner

Enclosure

cc: Dee Bruemmer  
Kirsta Ehmke, Wold

MF/IA/133030/crsp/oct1

Minnesota  
Illinois  
Michigan  
Colorado  
Iowa

designers and researchers for public environments



**COST ANALYSIS**

**FUNDING SOURCE**

	<b>Initial Budget</b>	<b>Design Update 9/30/14</b>	<b>Revised Budget 9/15/15</b>	<b>Bid / Award [DATE]</b>
Allocated Capital Cost	\$ 4,100,000	\$ 4,100,000	\$ 5,000,000	\$ -
Site Purchase	\$ -	\$ -	\$ 275,000	\$ -
Geothermal	\$ -	\$ -	\$ 300,000	\$ -
Utility - Energy Rebates	\$ -	\$ -	\$ -	\$ -
<b>TOTAL Project Funding FUNDING</b>	<b>\$ 4,100,000</b>	<b>\$ 4,100,000</b>	<b>\$ 5,575,000</b>	<b>\$ -</b>

**FUNDING ALLOCATION**

**Construction**

Building Construction	\$ -	\$ -	\$ 3,684,165	\$ -
Office Building	\$ 2,160,000	\$ 2,734,000	\$ -	\$ -
Enclosed Vehicle Parking	\$ 960,000	\$ 1,248,000	\$ -	\$ -
Geothermal	\$ -	\$ -	\$ 300,000	\$ -
Site Improvements	\$ 230,000	\$ 230,000	\$ 350,000	\$ -
Contingency (5%)	\$ -	\$ -	\$ 216,708	\$ -
<b>Subtotal (Construction)</b>	<b>\$ 3,350,000</b>	<b>\$ 4,212,000</b>	<b>\$ 4,550,873</b>	<b>\$ -</b>

**Fees, Testing**

Architectural and Engineering Fees (Fixed)	\$ 192,625	\$ 192,625	\$ 192,625	\$ -
Architectural Fee Credit	\$ -	\$ (2,248)	\$ (2,248)	\$ -
Architectural and Engineering Fees (Additional Work)	\$ -	\$ -	\$ 33,600	\$ -
Geothermal Consultant Fee	\$ -	\$ -	\$ 17,250	\$ -
Geothermal Conductivity Test	\$ -	\$ -	\$ 20,000	\$ -
Geotechnical/Surveying/Wetland Delineation	\$ 10,000	\$ 10,000	\$ 15,000	\$ -
Reimbursables	\$ 10,000	\$ 10,000	\$ 15,000	\$ -
Storm/Sanitary/Water	\$ -	\$ -	\$ 9,500	\$ -
City Building Code Plan Review Fee	\$ -	\$ -	Waived	\$ -
City Review/Inspection Fee	\$ -	\$ -	Waived	\$ -
Utility Transformer Fees	\$ -	\$ -	\$ -	\$ -
Utility Inspection Fees	\$ -	\$ -	\$ -	\$ -
Bid Advertisement/Printing	\$ 10,000	\$ 10,000	\$ 5,000	\$ -
Legal Allowance	\$ -	\$ -	\$ -	\$ -
Construction Testing Allowance	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Special Structural Inspections	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Commissioning	\$ -	\$ -	\$ 20,000	\$ -
Moving Costs	\$ 23,000	\$ 23,000	\$ 10,000	\$ -
Contingency	\$ 79,000	\$ 79,000	\$ 57,650	\$ -
<b>Subtotal (Fees, Testing)</b>	<b>\$ 349,625</b>	<b>\$ 347,377</b>	<b>\$ 418,377</b>	<b>\$ -</b>

**Furniture & Equipment / Technology**

Furniture Allowance	\$ 75,000	\$ 75,000	\$ 125,000	\$ -
Equipment Allowance	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Technology Allowance	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Lockers	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Technology Consultant Fees	\$ 3,000	\$ 3,000	\$ -	\$ -
Contingency	\$ 84,000	\$ 84,000	\$ 15,750	\$ -
<b>Subtotal (FF&amp;E)</b>	<b>\$ 352,000</b>	<b>\$ 352,000</b>	<b>\$ 330,750</b>	<b>\$ -</b>

**Site Purchase**

	\$ 45,000	\$ 150,000	\$ 275,000	\$ -
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**TOTAL PROJECT BUDGET**

	<b>\$ 4,096,625</b>	<b>\$ 5,061,377</b>	<b>\$ 5,575,000</b>	<b>\$ -</b>
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THE COUNTY AUDITOR'S SIGNATURE CERTIFIES  
THAT THIS RESOLUTION HAS BEEN FORMALLY  
APPROVED BY THE BOARD OF SUPERVISORS ON  
\_\_\_\_\_  
DATE  
\_\_\_\_\_  
SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

November 19, 2015

A RESOLUTION APPROVING A FEE INCREASE WITH WOLD ARCHITECTS AND ENGINEERS FOR THE SHERIFF PATROL HEADQUARTERS PROJECT IN THE AMOUNT OF \$50,850.00.

**BE IT RESOLVED BY** the Scott County Board of Supervisors as follows:

- Section 1. That the fee increase proposal for Sheriff patrol headquarters design services from Wold Architects and Engineers in the amount of \$33,600.00 is hereby approved.
- Section 2. That the additional fee of \$17,250.00 for geothermal design is included if it is found a feasible alternative.
- Section 3. That the Director of Facility & Support Services is hereby authorized to execute said contract on behalf of the Board of Supervisors.
- Section 4. This resolution shall take effect immediately.