

Facility and Support Services

600 West 4th Street
Davenport, Iowa 52801-1003
fss @ scottcountyjowa.com
(563) 326-8738 Voice (563) 328-3245 Fax



April 23, 2019

To: Mahesh Sharma
County Administrator

From: Tammy Speidel, FMP
Director, Facility and Support Services

Subj: Administration Center Window and Exterior Wall Cladding - Design Services Recommendation

As discussed at the April 18, 2019 Board meeting, after seeing the condition of the outside of the Administrative Center, we believe that it is necessary to move forward with the project as quickly as possible to get the new windows and exterior completed with the goal being to get the work finished prior to severe winter weather.

We had previously discussed moving the window replacement project scheduled for FY21/22 up to be combined with the replacement of the exterior wall cladding project. This project was budgeted previously at \$450,000.00. Combining that project with this will allow for coordination of finish work and avoid having to perform any portion of the work a second time as may happen if work was performed as two separate projects.

As discussed the other night, I reached out to Wold to have them put together a proposal for this project.

They base their fees on the following:

Square Footage	Item	Cost per Square Foot	Total
7,600	Windows	\$77.00	\$585,200.00
13,870	Wall insulation and cladding system	\$40.00	\$554,800.00
6,530	Brick tuck pointing	\$9.00	\$ 58,770.00

Total Estimated Construction Cost	\$1,198,770.00*
Project Contingency (10% of project)	\$ 119,877.00
Fixed Architectural Fees	\$ 91,255.00
(Estimated Construction + ½ Contingency) x 7.25% per contract	
Reimbursable Expense estimated at	\$ 4,500.00

*Please note this does not include costs for replacement of the roof coping (currently estimated at \$15,500.00), the replacement of the wall louvers, or the replacement of the brick or windows in the single-story Board Room rotunda.

They have outlined an aggressive schedule to get the project completed as quickly as setting completion of work in November 2019.

We find the proposed fee to be in line with past projects percentages, and recommend moving forward with and accepting their proposal.

Chris Still will attend the next Committee of the Whole meeting to answer any questions and discuss our recommendation further.

Cc: FSS Management Team



April 22, 2019

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

Re: Scott County
Administration Building Window and Exterior Cladding Replacement
Commission No. 9999

Dear Tammy:

We are pleased to have this opportunity to continue to work with you on the replacement of windows and failing EIFS System on the Administration Building. Along with this letter, I have included a new AIA B101-2017 Contract for your review and approval. This new contract and our fee proposal for this work aligns with the fee structure proposed in previous contracts completed for the County.

Our proposal, as detailed in the contract, includes all-inclusive architectural and engineering services including design, bidding and construction administration. Please note that in Article 11.1A of the contract, our fixed fee is based upon the identified construction cost of \$1,198,700 plus ½ of the contingency times 7.25% and was calculated as follows:

Estimated Construction Cost includes:

7,600 SF of window x \$77.00/SF = \$585,200

13,870 SF of wall insulation and finish cladding system x \$40.00/SF = \$554,800

6,530 SF of brick tuckpointing x \$9.00/SF = \$58,770

Total Estimated Construction Cost = \$1,198,770*

10% Contingency = \$ 119,877

*Please note we have not included costs for replacement of the roof coping, the replacement of the wall louvers, or the replacement of the brick or windows in the single-story Board Room rotunda.

Fixed A/E Fee = (Estimated Construction + ½ Contingency) x 7.25% per contract.

(\$1,198,770 + \$59,930) x 7.25% = \$91,255 plus actual reimbursables

Reimbursables will be invoiced per the attached Contract unless you would like to establish a fixed reimbursable amount, which we calculate to be \$4,500.

Wold Architects and Engineers
110 North Brockway Street, Suite 220
Palatine, IL 60067
woldae.com | 847 241 6100

**PLANNERS
ARCHITECTS
ENGINEERS**



We will start the Design process immediately following approval of this agreement. We anticipate the following schedule for this project:

Design Development/Contract Documents	May/June 2019
Bidding	June/July 2019
Construction	July-November 2019

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

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink, appearing to read "RS" with a stylized flourish underneath.

Roger Schroepfer | AIA, LEED AP BD+C, NENA
Partner

Enclosure

cc: Kirsta Ehmke, Wold
Elisabeth Geib, Wold

SS/O:/promo/IA/COU_Scott/crsp/apr19

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

May 2, 2019

A RESOLUTION APPROVING THE CONTRACT WITH WOLD ARCHITECTS AND ENGINEERS FOR THE ADMINSTRATIVE CENTER WINDOW AND EXTERIOR WALL CLADDING SYSTEM IN THE TOTAL AMOUNT OF \$91,255.00 PLUS REIMBURSEABLE EXPENSES.

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

- Section 1. That the proposal for the Administrative Center window replacement and exterior wall insulation and cladding system project design services from Wold Architects and Engineers is hereby approved and awarded in the amount of \$91,255.00 plus reimbursable expenses.
- Section 2. That the Director of Facility & Support Services is hereby authorized to execute contract documents on behalf of the Scott County Board of Supervisors.
- Section 3. This resolution shall take effect immediately.