

## Facility & Support Services

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Item #7  
1/4/22

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December 23, 2021

TO: Mahesh Sharma  
County Administrator

FROM: Tammy Speidel, FMP  
Director, Facility & Support Services

RE: Contract for Architectural & Engineering Services  
Youth Justice & Rehabilitation Center

Mahesh:

Based on the comments of several of the Board Members after the presentations from Wold, and the looming deadline for the implementation of the new law requiring juveniles currently held in the adult jail be moved to Juvenile Detention we discussed internally how to best keep the project moving forward.

Due to Wold Architects and Engineers' integral role in the project to date and a tight timeline, we reached out to them to request a proposal for remaining architectural, engineering, and construction administration services.

Scott County and Wold have completed several successful projects together including SECC, Sheriff Patrol, Courthouse Courtroom Renovations, Clerk's Office Renovations, Juvenile Detention East Side Expansion, the Administrative Center Window Replacement and Exterior Project, and most recently we are working on the Scott County Attorney's Office Renovation.

Wold proposed a fixed fee for remaining service based on the following information:

### **Scope of Work and Approach to Establishing a Fixed Fee**

The scope of work is based on the November 23, 2021 schematic design presentation. Wold is proposing a fixed fee using the same formula as they did for the schematic design. For the remainder of the work they calculate this fee to be based on approximately 36,230 GSF which includes both the Youth Justice and Rehabilitation Center and the attached Assessment Center with a total

estimated project budget of approximately \$21,750,000.00, which was determined as follows:

Construction Cost (includes a 5% design contingency)	\$17,370,000.00
Construction Contingency (5%)	\$ 800,000.00
Soft Costs (fees, testing, commissioning, survey work, etc)	\$ 1,880,000.00
Furniture, Fixtures, and Equipment (FFE)	\$ 1,700,000.00
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$21,750,000.00</b>

Utilizing a fee percentage of 6.5% the fee for this project would be \$1,129,050.00. Wold will credit their fee for work performed to date, resulting in a credit of \$131,980.00. The fixed fee for this project will be the remaining \$997,070 plus actual reimbursable expenses which is standard per contract.

This type of pricing is typical for the professional services requested.

### **Proposed Schedule**

If the Board decides to move forward with Wold for these additional services, they anticipate the schedule for design development through construction documents to take approximately 8 months, meaning that this project would be out for bid in August 2022.

Based on their familiarity with the JDAAC work process and recommendations, the scope of the project, their previous performance on Scott County Projects, and the ability to keep the project moving forward without delay, it is my recommendation that the Board award a contract to Wold Architects and Engineers for Design Development and Construction Administration in the amount of \$997,070.00 plus actual reimbursable expenses.

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

CC: Jeremy Kaiser, Juvenile Detention Center Director  
David Farmer, Budget and Administrative Services Director  
FSS Management Team

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

January 6, 2022

A RESOLUTION AWARDING A CONTRACT FOR DESIGN DEVELOPMENT AND CONSTRUCTION ADMINISTRATION FOR THE YOUTH JUSTICE AND REHABILITATION CENTER IN THE AMOUNT OF \$997,070.00 PLUS ACTUAL REIMBURSABLE EXPENSES.

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

- Section 1. That the contract for design development and construction administration services for the Youth Justice and Rehabilitation Center with Wold Architects and Engineers in the amount of \$997,070.00 plus actual reimbursable expenses is here by approved.
- Section 2. That the Facility and Support Services Director is hereby authorized to sign contract on behalf of the Board of Supervisors.
- Section 3. This resolution shall take effect immediately.