

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

#12b

Date: 12/14/2016Weekly Agenda Date: 12/20/2016**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Kenny Schmitz**WORDING FOR AGENDA ITEM:**

Information on Woodbury County Courthouse Tuck-point and repairs- Architectural Fees

ACTION REQUIRED:Approve Ordinance ☐Approve Resolution ☐Approve Motion ☒Give Direction ☐Other: Informational ☐Attachments ☒**EXECUTIVE SUMMARY:**

In an effort establish over-all survey for Courthouse exterior repairs the first item to address are Architectural fees associated with the project. In doing so CMBA Architects and the Baker Group have assisted Building Services to identify an adequate Architectural Firm to partner with. In doing so preliminary fees have raised concerns. While the project would be of a very large scope the current pricing received is alarming.

BACKGROUND:

The Woodbury County Courthouse has not had any exterior repairs in 20-years.
The exterior facade has many areas where tuck-point repairs are necessary.

FINANCIAL IMPACT:

Information Only

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☒ No ☐

RECOMMENDATION:

Information Only

ACTION REQUIRED / PROPOSED MOTION:

Information Only



CANNON MOSS BRYGGER ARCHITECTS

302 JONES STREET, SUITE 200 ▪ SIOUX CITY, IA 51101 ▪ (P) 712.274.2933

FEE PROPOSAL

For

**Woodbury County Building Services
Woodbury County Courthouse Exterior Restoration Survey
Sioux City, Iowa
12/14/16**

Mr. Kenny Schmitz
Woodbury County Building Services
401 8th Street
Sioux City, IA 51101

Dear Kenny,

Please consider this our proposal to perform an Exterior Restoration Survey of the exterior of the Woodbury County Courthouse. The Courthouse is a treasure not only for Sioux City and Iowa, but for the nation as such a unique example of Prairie Style architecture. A survey of this nature is what we recommend to thoroughly categorize areas needing attention and restoration. This document will become the tool needed to guide the restoration in a logical way.

For this survey, CMBA intends to engage OPN Architects as a consultant to perform the bulk of the work. This firm has a strong background in historic preservation and restoration projects and brings the level of expertise needed for such a significant building.

COMPENSATION – RESTORATION SURVEY

Proposed fees for the Restoration Survey are as follows:

For the agreed upon Scope of Work we propose working on a Lump Sum basis with a total fee of seventy-three thousand dollars (\$73,000) plus reimbursable expenses not to exceed twelve thousand dollars (\$12,000).

Please see the attached proposal from OPN Architects that spells out the extent of the work.

CMBA will act as the direct contact with you as the Owner and will coordinate the work of OPN Architects and attend meetings and provide reports of progress to you along the way.

SCHEDULE

See the schedule included in the OPN proposal.

TERMS & CONDITIONS

Limitation of Liability: Neither the Architect, the Architect's consultants, nor their agents or employees shall be jointly, severally or individually liable to the Owner or any other person in excess of either the compensation to be paid pursuant to this agreement or One Hundred Thousand and No/100 Dollars (\$100,000.00), whichever is greater, for any claim arising out of or relating to any act or omission, including but not limited to breach of contract or negligence,

except that this limitation shall not apply only to claims based on gross negligence or willful misconduct. This shall be the sole and exclusive remedy for any such acts or omissions and is in lieu of all other remedies. The Architect and the Owner acknowledge that this limitation of liability constitutes their negotiated allocation of risk of loss and that enforcement of this limitation is necessary to protect the parties' contractual expectations.

If you are in agreement with this proposal, please print, sign, and return one original of this letter to CMBA. Retain a second signed copy for your records.

CMBA thanks you for this opportunity and we would love to work with you. If you have any questions, please call me at 712.224-3106

Sincerely,



Terry J. Glade, AIA
Principal Architect

Client Signature

Date

Client Printed Name

09 December 2016



Terry J. Glade, AIA, Principal
Cannon Moss Brygger Architects
302 Jones Street, Suite 200
Sioux City, Iowa 51101

Daniel J. Thies, AIA

Steven K. Knierim, AIA

Bradd A. Brown, AIA

Terry L. Gebard, AIA

David J. Sorg, AIA

Roger B. Worm, AIA

Richard S. Seely, AIA

Wesley T. Reynolds, AIA

Mr. Glade,

We are pleased to perform an exterior survey of the Woodbury County Courthouse and to assist your efforts in the subsequent development of rehabilitation/restoration of this landmark building. This letter presents our proposal for this work.

1. BACKGROUND

OPN is responding to your request to survey, perform historical preservation services evaluation for the Woodbury County Courthouse. OPN Architects, Inc. (OPN) will be a consultant under Cannon Moss Brygger Architects (CMBA).

2. PROPOSED OPN SCOPE OF WORK

PHASE 1 - EVALUATION REPORT

- Review prior construction drawings, previous reports, or other previous documentation provided by you or others.
- Perform an exterior survey of the building. We propose to perform the exterior survey using the existing roofs for the tower portion and with a lift rented for one week for the portion the building at grade level. Our fee uses two teams of two OPN staff on site for four days for lower section of the building and two days on the tower portion of the building, as summarized in our schedule section below.
 - We propose view the tower portion of the building from the lowest roof level with binoculars.
 - Perform a hands-on survey of the building portion in contact with the grade using lift to gain access and while the other team will be located on the grade to control the pedestrian and vehicle interaction. The on ground team will survey the lower portion of the building elevations.
 - We also anticipate performing hands-on inspection of portions of the interior masonry, where accessible from levels or stairs in the interior. We anticipate this work can be completed concurrently with the exterior work.
 - Perform a visual inspection to the top roof of the tower portion by video and telescoping pole, or similar means. Our fee and proposed schedule does not include rigging or access to provide a hands-on inspection of the flagpole.

Cedar Rapids
200 Fifth Ave SE, Ste. 201
Cedar Rapids, IA 52401
Phone (319) 363 6018

Des Moines
100 Court Ave, Ste. 100
Des Moines, IA 50309
Phone (515) 309 0722

Madison
301 N. Broom, Ste. 100
Madison, WI 53703
Phone (608) 819 0260

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- Recommendations for the cleaning granite, brick masonry, sealant off the brick masonry and terracotta.
- Recommendations for the repointing and mortar mixes for the terracotta, brick and granite.
- Meetings with the Building Historical Board (during the same trip as another scheduled meeting to save funds), NPS and SHPO office.
- One meeting with the Owner and Construction Manager to determine phase to budget schemes that related to the construction schedule.
- Prepare a written report summarizing our findings, including annotating existing 1915 elevation drawings for documenting our survey notes. Our report will address the following:
 - Configuration and condition of the exterior granite, brick, terracotta, steel lintels over openings and the metal window assembly.
 - Rehabilitation needs and conceptual repair recommendations.
 - Cost estimate.
 - Page turn review of the draft of the report and final page turn review.

Daniel J. Thies, AIA

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Bradd A. Brown, AIA

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3. ADDITIONAL SERVICES

We have not included the following services in our proposed fee, but these services may be recommended or useful to you or the client pending our inspection findings. We can provide pricing or further information on these potential services, if desired.

- Installation of data loggers to document ambient temperature and / or surface temperature of selected areas, and relative humidity. Data logger are typically roughly the size of a deck of cards that we could install during our initial site visit and collected during a subsequent visit; note that given the short duration of this report, there may not be sufficient time to collect meaningful or representative data, and additional data collection may be part of our initial recommendations.
- Coordinate with a contractor make exploratory openings in the exterior walls of the structure to observe hidden conditions or obtain material samples for testing.
- Perform brick masonry material testing to evaluate the freeze / thaw resistance of the existing masonry. Typically this testing includes absorption and compressive strength testing per ASTM C67; Mercury Intrusion Porosimetry (MIP) to gauge porosity; and thermal expansion by dilatometry to estimate original firing temperature.

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4. SCHEDULE

4.1 We propose the following schedule for Phase 1:

- First part of January to mid-January (week of January 8 or January 15) - Complete the on-site assessment:
 - Four days with above average temperatures and limited snow cover for the grade level access. Please advise if any the building elevations have functions that would limit our access, for example no access to a courtroom window during court proceeding.
 - Day 1: OPN team overnighed in Sioux City the night before, Set up the safety program, team radios and laptops. Use lift on South elevation.
 - Day 2: Use lift on East elevation.
 - Day 3: Use lift on North elevation.
 - Day 4: Use lift on West elevation.
 - Two days with above average temperatures and limited snow cover for the roof level access to view the tower. We will need access to the roof level on Saturday January 14 or 21, 2017. Our progress during the week and weather will determine if we complete without Sunday access. At the start of the third day the amount of survey work completed will be determined the amount of weekend days required.
 - Day 5: South and west elevation
 - Day 6: North and east elevation
- February: Draft of the site assessment report and annotated elevations for review. Review findings with CMBA, Owner, Construction Manager, Building Historical Board, NPS and SHPO.
- Mid-February: Final report complete (This depends on the schedules of Building Historical Board, NPS and SHPO)

5. FEES

We recommend that you establish a budget for our fees for the services described above on this project. This fee is summarized as follows:

Task	Estimated Manpower	OPN Fee	Expenses (Lift, travel, lodging, etc.)
Phase 1: Evaluation and Report	690 Man Hours	\$66,150	\$12,000

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If additional services are agreed to by both parties, the additional hours will be on an hourly basis as shown below in the fee schedule below:

<u>Personnel Category</u>	<u>Hourly Billing Rate</u>
Principal	\$225
Project Manager	\$115
Intern Architect	\$80

OPN will bill direct expenses at actual cost. Direct expenses are out-of-pocket expenses and include, but are not limited to; lifts, subconsultants, travel, outside services, copying, and charges for the use of OPN field equipment and specialized computer software.

This proposal is valid for sixty days. If acceptable, please use this as an exhibit when creating a contract for our services.

Sincerely,

Scott C. Allen, AIA

cc Shane Albrecht The Baker Group

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Steven K. Knierim, AIA

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