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January 19, 2016

Woodbury County Board of Supervisors  
Woodbury County Courthouse  
Room 104  
620 Douglas Street  
Sioux City, Iowa 51101

Re: Fee Proposal for Architectural Services  
Woodbury County Law Enforcement Center  
Jail renovation and Expansion Project

Board of Supervisors,



**RML Architects L.L.C.**

RML Architects, LLC is pleased to quote Architectural Services for the Woodbury County Law Enforcement Center Jail renovation and Expansion Project. We understand this project to be as outlined in the Project Description section of the REQUEST FOR QUALIFICATIONS for Architectural Services document we received in our offices on December 28, 2015.

**Robert M. Lee, NCARB**  
**Mike Neswick**  
**Regina Smith, NCARB**

RML Architects proposes to provide full Architectural and Structural Services for this project for compensation equal to 8% of the total construction costs for the project plus reimbursable expenses. We will perform the preliminary design and design development work at our normal hourly rates until which time it is determined that the project is viable under the \$1,200,000 cap. We will credit 15% of our total fee for this work regardless of what the total cost for preliminary design and design development ends up being. A copy of our schedule of Reimbursable Expenses along with our hourly rates is included herewith.

This is for Architectural and Structural services only and specifically excludes any other consulting engineering services as may be required including but not limited to:

- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Security Systems Consultant
- Justice Facilities Consultant

The RFQ States that the Architect's sub consultants will be selected by the County and the Architect at a later date therefore we do not have any quotes from consultants of this nature.

922 Douglas St.  
Sioux City, Iowa 51101  
Ph. 712-293-0332  
Fax 712-293-0335  
www.rmlarchitects.com

Sincerely,

Mike Neswick, Partner

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PATRICK F. GILL  
WOODBURY COUNTY  
AUDITOR & RECORDER &  
COMM. OF ELECTIONS

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## SCHEDULE OF REIMBURSABLE EXPENSES

<b>COPIES up to 11x17</b>	Black & White	\$0.16/Sheet
	Color	0.55/Sheet
<b>PRINTS</b>	Up to 24x36 Size	3.30/Sheet
	30x42 Size	5.00/Sheet
<b>COLOR DRAWING PLOTS</b>	Up to 24x36 Size	6.60/Sheet
	30x42 Size	8.00/Sheet
	Glossy	Add 2.00/Sheet
<b>FAX</b>	Incoming or Outgoing	0.50/Sheet
<b>BOARD MOUNTED DISPLAYS</b>		34.00/Board
<b>MISCELLANEOUS</b>	Contracts, Mileage, Postage, Large Format Copies, Supplies, Out of Town Lodging, Out of Town Meals and Out of Town Travel Expenses including fares and car rental	Cost + 15%

## SCHEDULE OF HOURLY RATES

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Partner	140.00/Hour
Graduate Intern Architect	100.00/Hour
CAD Technician II	77.00/Hour
CAD Technician I	45.00/Hour
Clerical	45.00/Hour

**RML Architects, LLC** also offers an Architectural fee based on a percentage of the construction cost or a fixed Architectural fee. Fees are negotiated on a project-by-project basis.



Fees are subject to change without notice.

We maintain a flexible approach to fees. Options include hourly, % of construction, cost not to exceed or lump sum.

For the purposes of this project and based on our understanding of the scope of work, we propose a base fee of 8.5% of construction which includes architectural, structural and MEP (mechanical, electrical and plumbing) design services. The security consultant services will be considered as "Additional Services."

We understand that Woodbury County intends to use a Construction Manager for this project. We have experience with CM type projects and agree that this specific project is well-positioned for a CM to manage

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WOODBURY COUNTY  
AUDITOR & REGISTERED  
COMM. OFFICER  
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This is a non-binding proposal and not a contract. More information about the design process and responsibilities of the Owner and Architect will be set forth in a formal contract to be signed and dated by the parties before the project commences.



CANNON MOSS BRYGGER ARCHITECTS  
302 JONES STREET, SUITE 200 ▪ SIOUX CITY, IA 51101 ▪ (P) 712.274.2933

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**Woodbury County Board of Supervisors**  
Woodbury County LEC Jail Expansion  
01/19/2016

**PROJECT DESCRIPTION – SUMMARY OF SERVICES**

The project consists of providing the Plans and Specifications to renovate the Open Exercise Area into a fully operational Jail Facility that best fits the needs of Woodbury County and their detention capability. This project will include, but is not limited to, enclosing the area with a properly secured roofing system, expanding the electronic door access and monitoring system, addressing egress issues and needs, expansion of life safety systems (i.e. fire alarm and sprinkler systems), plumbing systems, HVAC systems, electrical systems, and should comply with all appropriate building codes both state and local. Prior to construction, all plans will be submitted and approved by the State Fire Marshal and Department of Corrections.

**BUDGETED CONSTRUCTION COST**

For this project, Woodbury County has budgeted \$950,000 for the Construction Cost. Total Project Cost shall not exceed \$1,200,000 including all expenses.

**PROPOSED CONTRACT FOR SERVICES**

For this project, we would agree to use an AIA Document B132-2009 Standard Form of Contract Between Owner & Architect, Construction Manager as Advisor Edition.

**BASIC SERVICES**

Basic Services are defined as:

Architectural Services, Structural Engineering, Mechanical Engineering, and Electrical Engineering. CMBA is providing Technology & Security Design in our Basic Services also.

**ADDITIONAL SERVICES**

Additional Services that could be included on this project (list is not all inclusive):

Civil Engineering, Landscape Design, Extensive Computer Modeling, Detailed Cost Estimating, LEED Certification, Furniture Fixtures & Equipment (FFE).

**PROJECT SPECIFICS**

For this project, we would propose the following Professional Fee Structure:

<b>Assumed Cost of Construction:</b>	<b>\$950,000</b>
<b>Proposed Fee Percentage Range for Basic Services</b>	<b>10.0% – 11.5%</b>

*Once the final scope of the project has been determined and agreed upon, CMBA will provide a final fee proposal as a Fixed Fee Amount to allow for better overall project budgeting.*

The fee will be billed monthly at estimated levels of completion.

The fee will be distributed among the following phases:

SCHEMATIC DESIGN	20%
DESIGN DEVELOPMENT	20%
CONTRACT DOCUMENTS	30%
BID/NEGOTIATIONS	7%
CONTRACT ADMINISTRATION	23%

This is based on the County a Construction Manager – Advisor with multiple contract categories for construction.

### CONSULTANTS (BY CMBA)

Structural Engineering – CMBA  
Mechanical & Electrical Engineering – Alvine Engineering  
Technology & Security Design – Alvine Engineering

### ADDITIONAL SERVICES POTENTIALLY NEEDED

These services would be included in CMBA's contract if desired by the County. Additional Services would be billed hourly with the City's approval. If it is determined that extensive assistance is needed by a CMBA consultant, a fee proposal will be provided for approval.

Civil Engineering  
Landscape Architecture  
Furniture, Fixtures, & Equipment Consultant (FF&E)  
Detailed Cost Estimates  
Computer Modeling

### REIMBURSABLE EXPENSES

Reimbursable expenses are defined in standard AIA agreements. They include items such as: travel, mileage (current IRS rate), additional renderings, fire marshal fees, and electronic plans services (i.e. Submittal Exchange). CMBA does not markup our own reimbursables, but our standard markup on consultants' reimbursables are 1.1 X Cost.

CMBA assumes that the coordination of the final printing and distribution of bid documents will be done by the Construction Manager – Advisor. CMBA has not included the cost of this printing in the budget below.

### REIMBURSABLE EXPENSE BUDGET

For this project, we would propose a Reimbursable Expense budget **Not to Exceed \$3,500.00.**