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opnarchitects.com

March 3, 2023

Marshall County
Attn: Lucas Baedke
Marshall County Buildings & Grounds Director
lbaedke@marshallcountya.gov
(641) 485-2584

RE: Schematic Design, Design Development, & Cost Estimate for Sherriff Office & Jail at:
2369 Jessup Avenue
Marshalltown, IA 50158

This proposal is based on previous work for the county that resulted in the “Programming and Energy Assessment” Study finished on January 23, 2022.

We are pleased to offer our proposal to provide professional schematic & design development services as well as a detailed cost estimate for “Option C” of the cost analysis included in the aforementioned assessment. This proposal includes basic services for completing the Schematic Design and 50% of the Design Development Phase and then a cost estimate. It also includes consultant work for M/E/P and Structural engineering, and cost estimation as well.

Funding and Strategic Phasing of Work

This project aims to develop the design for a high performing sheriff office and jail building to a level where a detailed cost analysis and initial planning for new mechanical and electrical systems can assist with phasing for the building’s future.

The project will primarily be funded through Marshall County, Available ARPA funds, and take advantage of energy incentives such as the Commercial New Construction (CnC) Program in Iowa and possibly IRA (Inflation Reduction Act).

The total building cost is projected in the assessment to be higher than the county budget, and therefore a strategic sequence of project phasing and selection of scope is paramount for success. Early design development of the whole building will help guide the owner and design team in setting the scope of work for the first phase of work and then construction documentation phase can be completed.

This early design development for the whole building will be used for making early decisions, and the parts that don’t get selected for the first project phase can be resumed in future phases for implementation. Additionally, the cost analysis provided at the end of design development will give the best data for understanding what can be achieved in the first project phase and reduce risk in bidding.



Proposal Summary

A. Schedule: OPN will meet a mutually agreed upon schedule for this project. We anticipate the documents will take approximately 9 weeks to prepare, estimate, and finalize for an owner review.

B. Compensation:
Fee is based on time and task analysis of what is required for this project. Accordingly, we are proposing a **Lump Sum Fee for Schematic Design, Design Development & Cost Estimate of \$163,495.00** excluding reimbursable expenses.

Schematic Design	\$ 54,360.00
Design Development	\$ 40,560.00
MEP Engineer (RCE)	\$ 60,000
Structural Engineer (Raker Rhodes)	\$ 5,000
Cost Estimation (DCI)	\$ 3,000
Reimbursable & Travel expenses	\$ <u>575</u>

TOTAL \$ 163,495.00

D. Reimbursable Expenses: Reimbursable expenses are separated out in the fee and will be invoiced at 1.1 times actual cost. Reimbursable expenses include authorized out-of-town travel, courier services, express mail, plan review fees, reproduction of project documents, photography, out-of-house digital processing, and mileage at the government standard rate.

E. Owner - Architect Agreement: Should this proposal be acceptable OPN is prepared to begin work in March with you and your staff. Please sign and return this Proposal at your convenience or direct us to your preferred form of Agreement.

We are pleased you are considering OPN Architects to assist you and we look forward to learning if we can continue our efforts together. Please don't hesitate to reach out if you need additional information or have any questions regarding this proposal.

OPN ARCHITECTS, INC.

PROPOSAL ACCEPTED BY:

James Peters, AIA
Project Architect

Cc: Scott Allen, AIA

Name

Date