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03/15/16



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

Woodbury County Board of Supervisors
Woodbury County LEC Jail Expansion
03/09/2016

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 \$925,000 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, subject to mutually agreeable revisions.

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:

Assumed Cost of Construction:	\$925,000
Proposed Fee Percentage for Basic Services	11.0%

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

The fee will be distributed among the following phases:

SCHEMATIC DESIGN	20%	\$ 20,350.00	<i>Initial Phase – For Approval 3/15</i>
DESIGN DEVELOPMENT	20%	\$ 20,350.00	<i>Must receive approval to proceed</i>
CONTRACT DOCUMENTS	30%	\$ 30,525.00	<i>Must receive approval to proceed</i>
BID/NEGOTIATIONS	7%	\$ 7,123.00	<i>Must receive approval to proceed</i>
CONTRACT ADMINISTRATION	23%	\$ 23,402.00	<i>Must receive approval to proceed</i>
Total Proposed Fee		\$101,750.00	

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

CMBA and our consultants will not proceed beyond Schematic Design for this project unless and until given approval by the Woodbury County Board of Supervisors, at Woodbury County's sole discretion.

CONSULTANTS (BY CMBA)

- Jail Consultant – Goldberg Group Architects
- 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**.

TERMS & CONDITIONS

Invoices will be sent on a monthly basis with payments due within 45 days of the invoice date. Invoices outstanding past 45 days will accrue interest at a rate of one and half percent (1.5%) per month.

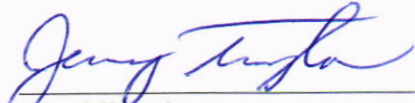
If you are in agreement with this proposal, please print, sign, and return one original of this letter to CMBA. Retain a second signed copy for your records.

CMBA thanks you for this opportunity and we look forward to working with you. If you have any questions, please call me at 712.274.2933.

Sincerely,



Brian N. Crichton, AIA
President/CEO


Client Signature

3-15-2016
Date

Chairman, Woodbury County Board of Supervisors
Client Printed Name/Title