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Dana Brenner
Facilities Director
Champaign County
1776 East Washington Street
Urbana, IL 61802
Phone: 217-493-8547
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Date: March 3, 2022
RE: **Champaign County Proposed Plaza Renovation**

Dear Dana,

The following constitutes Bailey Edward's proposal for Professional Services on the above referenced project.

1. Overview: Champaign County would like certain modifications to be programmed and designed for the property at 106 E Main Street Urbana, IL. The building is proposed to serve as the relocated home of select Champaign County offices including: Sheriff Office, Public Defenders Offices, County Clerk, Treasures Office, Auditor's Office, Board of Review and Assessor's Office, Recorder's Office, County Executive and Administrative Offices.
2. Project Design Team: Robin Whitehurst, Principal
Karla Smalley, Project Manager
Ellen Dickson, Principal / Programming Leader
3. Construction Budget: \$19,000,000
\$17,000,000.00 Design To Budget with \$2,000,000 Construction Contingency
4. Schedule: TBD
5. Documents Reviewed: Scan of original drawings titled 'New Building Program - Phase II, Champaign Co Bank and Trust' c. 1979
Condition Study by BE and GHR, December 2021

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Professional Services:

BASIC SERVICES

- Schematic Design
- Design Development
- Construction Documents
- Bidding and Permit
- Construction Administration

ADDITIONAL SERVICES

- Programming
- Warranty Review
- Environmental (hazardous) Design
- Furniture Selection Assistance
- Interior Design
- On Site Observation
- Special Meetings
- Elevator Consultant
- Wayfinding

Deliverables

- 24"x36" Drawings
- 8.5"x11" Project Manual
- PDF copies of documents

Compensation

Based upon the *Project Understanding* and *Professional Services* above and upon the *Qualifications* section that follows, we propose professional service fees as follows:

SERVICES FEE

For the Services defined in the *Professional Services* section above, we propose a fixed amount as follows:

Architectural / Struct / Environ	Schematic Design	\$178,500	15%
	Design Development	\$249,900	21%
	Construction Documents	\$476,000	40%
	Bidding and Permit	\$47,600	4%
	Construction Administration	\$249,900	21%
		\$1,201,900	100%
MEP/FP	Schematic Design	\$91,800	15%
	Design Development	\$122,400	20%
	Construction Documents	\$244,800	40%
	Bidding and Permit	\$24,480	4%
	Construction Administration	\$128,520	21%
		\$612,000	100%

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REIMBURSABLE SERVICES

The cost for allowable reimbursable expenses for this project is estimated to be:

The cost of record drawings will be determined later and the Agreement amended accordingly (if required).

Roof Cores/ Contractor Assist (approx. 4 cores)	\$3,600
Scope Sanitary Lines/ Contractor Assist	\$3,500
Environmental Testing	\$5,500
Hydrant Flow Test (for sprinkler design)	\$2,500
Access Control	\$30,000
AV/IT	\$50,000
Renderings (3 at \$3,500 each)	\$10,500
Printing (estimate)	\$5,000
	<u>\$110,600</u>

ADDITIONAL SERVICES FEE

If Champaign County chooses to initiate construction, the following fees for Additional Services defined in the *Professional Services* section above is as follows:

Construction On-Site Observation (additional site visits/hourly fee)	\$25,000
Construction On-Site Observation for MEP / FP (additional site visits/hourly fee)	\$52,000
Coordinate onsite testing	\$3,000
Warranty Review (hourly fee)	\$3,500
Furniture Selection	\$125,000
Interior Design	\$25,000
Programming Plaza	\$136,000
Programming Courthouse	\$85,000
Special Meetings	\$15,000
Elevator Consultant	\$28,000
Wayfinding	\$50,000
Cost Estimator	\$50,000
	<u>\$597,500</u>

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EXCLUSIONS:

- Printing of Bidding and Permit Sets Beyond allowance indicated above
- Permit Fees
- LEED Building Design
- Record Drawings
- Registration Services
- Landscape
- Utility use projections
- Structural Evaluation and Design at parking structure

QUALIFICATIONS

- Eight (8)** Client/User meetings are included.
- Opinions of Probable Construction Cost will be provided at the SD, DD, 50% and 100% Document Submissions, four (4) total.
- Twelve (12)** total site visits (one per month of anticipated construction) during construction by either the Project Manager, Project Architect, Construction Observer or Project Engineers are included in the Construction Administration fee.
- Construction Administration and Construction Observation services will be provided for a maximum of three hundred seventy (370) days from award of contract to preferred bidder.
- One (1)** field survey visit is included.

Respectfully Submitted,

Robin Whitehurst, Principal
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Karla Smalley
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x

Name: **DARLENE A KIOEPFEL**
Title: **COUNTY EXECUTIVE**

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