



T 312 442 2276
F 312 442 2393
www.baileyedward.com

35 East Wacker Dr
Suite 2000
Chicago, IL
60601-2378

Dana Brenner
Facilities Director
Champaign County
1776 East Washington Street
Urbana, IL 61802
Phone: 217-493-8547
e-mail: dbrenner@co.champaign.il.us

Date: March 3, 2022
RE: **Champaign County Proposed Plaza Renovation - Structure**

Dear Dana,

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

1. Overview:

Champaign County would like certain structural improvements at the parking structure for the property at 106 E Main Street Urbana, IL. The following is the proposed scope of work:

- Review the existing structural drawings and precast concrete shop drawings for the garage to find additional relevant information related to the garage construction
- Prevent precast concrete beam joint failures by reinforcing the existing beam joints throughout the garage.
- Reduce or eliminate ponding of water on upper level to prevent leakage and deck slab deterioration.
- Protect the precast prestressed concrete deck slabs from deicing chlorides with new surface coating
- Remove and replace entry/exit ramps and stairs to prevent falling concrete at areas of spalling.
- Remove or replace deteriorated parking blocks
- Upgrade pedestrian and bicycle protection to meet current standards.
- Clean and paint existing steel framing and connections in north section of garage to prevent further corrosion
- Review ADA accessibility for pedestrian entrances/exits along sidewalk
- Rehabilitate any miscellaneous items identified from existing drawing reviews or anticipated future improvements/modifications.

responsive architecture

bailey edward



+ 312.442.2650
+ 312.449.2352
www.baileyedward.com

35 East Wacker Dr.
Suite 2800
Chicago, IL
60601-2528

2. Project Design Team: Robin Whitehurst, Principal
Karla Smalley, Project Manager
Jake Wolfe, Structural Engineer
3. Construction Budget: \$1,000,000
\$900,000.00 Design To Budget with \$100,000 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

Professional Services:

BASIC SERVICES

Schematic Design
Design Development
Construction Documents
Bidding and Permit
Construction Administration

ADDITIONAL SERVICES

Warranty Review
Environmental (hazardous) Design
On Site Observation
Special Meetings

Deliverables

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

responsive architecture

bailey edward



t: 312.448.2800
 f: 312.449.2800
 www.baileyedward.com

35 East Wacker Dr
 Suite 2800
 Chicago IL
 60601-2909

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:

Schematic Design	\$15,000	15%
Design Development	\$28,000	28%
Construction Documents	\$33,000	33%
Bidding and Permit	\$4,000	4%
Construction Administration	\$20,000	20%
	<u>\$100,000</u>	<u>100%</u>

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).

Environmental Testing	\$1,000
Plat/Topographic Survey (ADA site design access)	\$6,000
Utility Survey	\$6,500
Printing (estimate)	\$2,500
	<u>\$16,000</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)	\$8,000
Coordinate onsite testing	\$3,000
Warranty Review (hourly fee)	\$3,500
Environmental (hazardous) Design	\$8,500
	<u>\$23,000</u>

responsive architecture



1.312.789.4012
1.312.789.4012
www.baileyedward.com

35 East Wacker Dr
Suite 2000
Chicago, IL
60601-4001

EXCLUSIONS:

- Printing of Bidding and Permit Sets Beyond allowance indicated above
- Permit Fees
- LEED Building Design
- Record Drawings
- Registration Services
- Landscape
- GPR
- Utility use projections

QUALIFICATIONS

- Three (3)** Client/User meetings are included.
- Opinions of Probable Construction Cost will be provided at the DD and 100% Document Submissions, two (2) total.
- Three (3)** 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 one hundred (100) days from award of contract to preferred bidder.
- One (1)** field survey visit is included.

Respectfully Submitted,

Robin Whitehurst, Principal
312.789.4012
rwhitehurst@baileyedward.com

Karla Smalley
217.866.1973
ksmalley@baileyedward.com

x

Name: *Darlene A. Kleppner*
Title: *County Executive*

responsive architecture