

September 1, 2017



Sara Folsted, County Administrator
Rice County
320 Third Street NW
Faribault, Minnesota 55021

Re: Government Services Building Addition and Renovation
Courthouse Security Upgrades
Commission No. 9999

Dear Sara:

It has been a pleasure working with Rice County on the Master Plan and we are excited to continue forward momentum on the projects at the GSB and the Courthouse. Following the meeting that we had with the County Board at their work session on September 5, 2017, there are a few open design questions that would benefit from continuing to the next phase of design.

- Finalize layout of the lower level of the GSB between Social Services and Public Health to determine the optimal layout and sharing of spaces. We had previously discussed shared interview rooms, a lobby, and even bringing in HRA to name a few.
- Develop the site solution to determine the amount of grading and impact between the GSB and Courthouse.
- Meet with the Sheriff's office and Facilities to determine the best approach for moving towards a single point of entry solution at the Courthouse while maintaining an accessible building that respects the history of the building.
- Begin the process of obtaining surveys and geotechnical investigations to understand the impact of adding on to the GSB.
- Determine desired asset preservation work that can be accomplished within the renovation budget.

To advance the design to the level needed to determine a final solution and provide a detailed budget, I am recommending we commence the design process and target completion by the middle of 2018. As we continue through the design process, it will allow us to gain the level of detail needed to help understand what design decisions should be made to maintain the desired budget of \$10M while protecting against construction inflation and taking advantage of lower bond interest rates. At the end of each design phase we will re-estimate the project(s) and present information to the County to confirm the budget is still on track. I recommend the following preliminary schedule:

1. Schematic Design – October 2017 through December 2017.
2. Design Development – January 2018 through March 2018.
3. Contract Documents – April 2018 through August 2018.
4. Bidding – September 2018.
5. Construction – November 2018 through August 2019.

As you can see from this schedule, we will be out for bid after the busy summer construction season.

We can adjust the schedule as needed as other tasks are identified.

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
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We are excited to help you with these important projects and look forward to the opportunity to continue what we started together. We typically establish a fixed fee at the project onset. All engineering and consultants are included in our fixed fee. For projects that include both new construction and existing building renovation, I would initially propose a fixed fee based on 7.5% of agreed on cost of construction. Utilizing the costs presented to the Board, our fee calculation would be as follows:

$\$7,710,000$ (construction cost for the GSB and Courthouse) \times 7.5% = \$578,000 Architectural Fee

Based on our previous agreement from the Master Plan, which totaled \$14,671.26 including reimbursables, we are pleased to offer a credit of approximately 50% of that effort towards this project for a **total fixed fee of \$570,000**.

A typical AIA contract would allocate our fee based on the following percentages:

- Schematic Design – 15%
- Design Development – 20%
- Contract Documents – 40%
- Bidding – 5%
- Construction Administration – 20%

Reimbursable expenses would be in addition to this fixed fee and are estimated to be \$20,000.

Please call me if you have questions regarding this proposal. If agreeable, I will draft a contract for your review.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink, appearing to read "John McNamara", written over a horizontal line.

John McNamara | AIA, LEED AP
Partner

cc: Jake Rysavy, Rice County
Jonathan Loose, Wold

SS/COU_Rice/162164/sept17