

September 23, 2022
Revised October 4, 2022
Revised December 8, 2022



Jon Joy, Facility and Construction Services
Lake County Government
18 North County Street, 9th Floor
Waukegan, Illinois 60085

Re: Lake County
Regional Operations and Communications Facility
Architectural/Engineering Construction Administration Services Fee Proposal
Commission No. 213105

Dear Jon:

Wold Architects and Engineers is pleased to present this proposal for continued architectural and engineering services for the Construction Administration (bidding, construction administration and close-out) phase of the proposed Regional Operations and Communication Facility (ROCF) project in Libertyville, Illinois.

At the project onset, the proposed facility was anticipated to be approximately 28,200 square feet and had an estimated building construction cost between \$20,540,520 and \$24,353,868. Based on the Design Development phase deliverable, the new ROCF is now planned to be 37,476 square feet. The current estimated construction cost is \$35,516,287.

The following is a comparison of estimated costs associated for various components within the overall building construction cost estimate at three different stages of the project's development.

	Phase 1 Cost Estimate	Wold Design Proposal	100% Design Development
Square-footage	28,200	28,200	37,476
Variance from Phase 1	NA	NA	9,276
% of Change	NA	NA	32.89%
Bldg Construction Cost (incl GC, OH&P)	\$20,677,400	\$16,920,000	\$24,596,651
Bldg Construction Cost/SF	\$733	\$600	\$656
Sustainable Design Strategies	incl in Bldg Constr	incl in Bldg Constr	\$3,985,165
Bldg Constr + Sustainable Cost/SF	\$733	\$600	\$763
Site Preparation/Improvement Costs	\$600,000	\$1,800,000	\$2,080,501
Site Cost/SF	\$21	\$64	\$56
Site, Bldg Const + Sustainable Cost	\$21,277,400	\$18,720,000	\$30,662,317
Site, Bldg Const + Sustainable Cost/SF	\$755	\$664	\$818

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Escalation	\$2,044,096	\$842,400	\$2,917,058
Design Contingency	\$1,032,372	\$978,120	\$1,936,912
Construction Contingency (excluded for purposes of fee calc.)	\$0	\$0	\$0
Escalation & Contingencies Cost/SF	\$109	\$65	\$130
Total Estimated Construction Cost	\$24,353,868	\$20,540,520	\$35,516,287
Cost Per Square Foot	\$863.61	\$728.39	\$947.71

The project size has increased by 9,276 SF, or 32.89%.

Based on Wold's initial design proposal letter from September 3, 2021, we had projected a fee for the Bidding & Negotiation, Construction Administration, and Close-out (BN-CO) phases in the amount of \$739,932 based on anticipated development of a 28,200 square foot facility. Of that amount, \$474,486 was attributed to an agreed upon percentage (7.0%) of the building construction cost based on the project's identified complexity and the agreed upon construction cost estimate of \$20,540,520. The County has stated that the original scope of the project was for an estimated building construction cost of \$24,353,868. Utilizing the increased construction cost estimate, Wold's fee BN-CO phase services would have been calculated as follows:

	\$ 24,353,868	Total Estimated Construction Cost
x	7.00 %	Fixed Fee Percentage
x	33.0 %	Combined BN-CO Phase Percentages
	\$ 562,574	Proposed Fee for BN-CO Phases
-	\$ 474,486	Previous Fee Proposal for BN-CO Phases
	\$ 88,088	Additional Fee based on County's original construction cost estimate

The building construction cost estimate per square foot has increased from \$863.61 to \$947.71, or a difference of \$84.10 per square foot. Applying the cost per square foot difference to the added building square-footage (additional scope), Wold's fee increase for BN-CO phases services based on the increased project size is calculated as follows:

	9,276 SF	Increased project size
x	\$ 84.10/SF	Increased construction cost/SF estimate
x	7.00 %	Fixed Fee Percentage
x	33.0 %	Combined BN- CO Phase Percentages
	\$ 18,021	Proposed Additional Fee for BN-CO Phases

Our agreement for design phase services established a fixed, not-to-exceed allowance within the contract amount for reimbursable expenses. Actual reimbursables incurred by Wold will be invoiced (with back-up) and applied to the allowance amount. The established reimbursables allowance for the BN-CO phases of the new ROCF project was \$16,946. Wold proposes to maintain the previously established amount for the reimbursable expenses allowance.



In our agreement for design phase services, fees for the identified Additional Service scope of work items were developed in conjunction with our proposed subconsultants based on the initial project scope and construction cost estimate. The following is a breakdown of our initial and current proposed fees for the BN-CO phases of the new ROCF project based on the identified requested Basic Architect of Records and Additional Services scope.

	9-3-21 Proposal for	Revised Proposal
BD-CO Services Proposal from 9-3-21	\$474,486	\$474,486
BD-CO Services Add for based on Budget Variance	NA	\$88,088
BD-CO Services Add for SF Variance	NA	\$18,021
Sub-total Revised BD-CO Proposal	NA	\$580,594.58
Reimbursables Allowance	\$16,946	\$16,946
Owner's Allowance - Additional Services	\$100,000	\$100,000
Item PP - Sustainability Oversight	\$0	\$36,500 ⁽¹⁾
Item MM - Commissioning Services	\$101,000	\$153,625 ⁽²⁾
Item QQ - Oversight of Close-out	\$40,000	\$40,000
Storm Shelter CA Services	\$0	\$5,738 ⁽³⁾
Owner Allowance for DECI Services	\$0	\$60,000 ⁽⁴⁾
BD-CO Services Proposal	\$732,432	\$993,403
Variance from 9-3-21 Proposal		\$260,971
% of Change		35.63%

- (1) Item PP has been increased based on proposed Construction Administration phase services from IMEG for on-going oversight of the LEED and ILFI certification processes.
- (2) Item MM has been increased based on revised proposals from Wold's MEP and building envelope commissioning providers to accommodate the increased project square footage and the enhanced commissioning requirements identified as targeted LEED points to achieve LEED Gold certification.
- (3) Storm Shelter CA services have been added based on a proposal from Braun Intertec for compliance observations during construction phase.
- (4) An Owner Allowance has been added for potential Designated Erosion Control Inspection program requirements.

Wold's revised, current proposal for BN-CO phase services is \$993,403.

As stated earlier, the project has increased in size (scope) by 32.89%. Based on the analysis provided above related to both the increased building size and estimated building construction cost, and including provisions for added Additional Service scope, Wold's revised current proposal for BN-CO phase services represents a 35.63% increase from our original proposal.



Wold anticipates the following schedule for the BN-CO phases:

Complete Construction Document Phase	December 2022
Bidding and Negotiation Phase	January – March 2023
Construction Administration Phase	June 2023 – January 2025
Close-out Phase	February – June 2025

We are thankful for our continued partnership with Lake County on this exciting project and we look forward to seeing the Regional Operations and Communications Facility become a reality. We are available at your convenience to meet to discuss this proposal.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink that reads "Matt Bickel".

Matt Bickel | AIA, LEED AP
Partner

cc: Kirsta Ehmke, Wold
Elisabeth Lund, Wold

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