

2023-08-20

VIA EMAIL AS PDF

To: John Joy, Project Manager, Lake County Facility and Construction Services
From: Grant Wichenko, Appin Associates

526.164.ROCB PROPOSAL FOR ADDITIONAL FEES AND EXPENSES FOR BAS SERVICES ON THE LAKE COUNTY ROC BUILDING

We have reviewed our original September 2022 proposal for the ROC Facility job in light of the work done to date and how we see the job unfolding over the next two years.

We have come to the conclusion that we did not have adequate information to accurately price the level of effort we have put into the project to date. Additional time and expenses are also needed to complete the project during the Construction Administration and Commissioning phases.

ADDITIONAL DIVISION 25 SPECIFICATION WORK

Appin's work on the preparation of the Division 25 Specification required an additional level of work on ensuring that the Division 25 Specification would meet Net Zero and LEED requirements as they relate to the BAS work. Appin provided new graphics and reporting sections of the Division 25 specification. Appin provided a plan for the electrical load inventory to be used by Appin and IMEG. Appin provided specification language for the HMI and the Lighting System Front End software and graphics.

Grant Wichenko has spent an additional 6 days on this work. This cost is 6 days x 8 hours/day x \$110/hour = \$5,280.

ADDITIONAL EFFORT TO REVIEW THE CONTRACT DOCUMENTS

Appin did a review of Wold's documents as it related to the BAS work. Appin wrote the 01 32 50 BIM specification. Appin identified appropriate locations for combination carbon dioxide, humidity and temperature sensors, IP drops and provided BACnet notes to the Electrical One-line and Mechanical Flow Diagrams.

Grant Wichenko has spent an additional 5 days on this work. This cost is 5 days x 8 hours/day x \$110/hour = \$4,400.

ADDITIONAL SUBMITTAL WORK

The complexity of equipment and processes incorporated within the design to achieve Net Zero and LEED accreditation are far more extensive than similar hardened structures of similar size. Design parameters for the switchboards, humidifiers and CRAC Units are examples of "beyond typical" review effort. This work is critical as virtually all requirements are provided at the factory (authorized with submittal approval) not on site

Grant Wichenko expects to spend an additional 9 days on this work. This cost is 9 days x 8 hours/day x \$110/hour = \$7,920.

EXPECTED ADDITIONAL ON-SITE CONSTRUCTION ADMIN WORK

Appin expects that there will be additional work required to ensure that the BACnet Interface Devices are working in advance of the start of the NetZero monitoring period.

Grant Wichenko expects to spend an additional 20 days on site in the fall of 2024 so the ROC is ready by January 2025. This cost is 20 days x 8 hours/day x \$110/hour = \$17,600.

Jenny Hillard worked with ALC previously to commission hardwired points. Her presence is needed because she is adept at keeping this part of the process on track. We estimate that this process will take about 14 days or 14 days x 8 hours/day x \$70/hour = \$7,840.

Appin is requesting an additional budget of \$25,440 as a reimbursable expenses item to be drawn upon based on actual hours required at the jobsite. The work not to exceed this amount.

PROPOSED ADDITIONAL FEES AND EXPENSES

There are four 14 day trips allowed for in the budget. One trip will be reserved for the NetZero monitoring period. A second trip will be reserved for Jenny Hillard's on-site commissioning work with ALC.

Appin proposes to extend one of the two remaining 14 day trips from 14 to 28 days which would incur additional actual costs estimated at \$4,042.20.

The total additional fee and expense request is;

Grant Wichenko additional fees – 160 hours @ \$110	\$17,600.00
Budget amount for reimbursable costs for on-site work (2 Appin Staff)	\$25,440.00
Additional on-site costs (added cost to extend one 14 day trip to 28 days)	\$4,042.20
<u>TOTAL</u>	<u>\$47,082.20</u>

All costs are in US dollars.

Please call me if you have questions regarding this proposal.

Grant Wichenko



Appin Associates

GW/jh