

July 24, 2024- Revised 8/19/2024

Ms. Christy Rauli | Project Manager
Durham County Engineering and Environmental Services
120 E. Parrish Street
Durham, NC 27701

Re: **Design Services for Durham County Justice Services Department Transition House**
1204 East Club Blvd., Durham, North Carolina
RND# 2239.02

Dear Ms. Rauli,

We are pleased to submit this proposal for Professional Architectural/Interior Design/Engineering Services for the Durham County Justice Services Department Transition House project. This proposal is based on the Pre-Design Report dated 6/20/2023 – 'Option 3: Renovate Existing Facility with Small Addition', Option C as outlined on the attached Exhibit A- Opinion of Probable Project Cost – Pre-Design dated 8/19/2024, plus recent discussions with your office.

PROJECT SCOPE:

The goal of the project is to create appropriate accommodation for the Durham County transition house facility. The project approach is two-pronged: One: purchase an existing structure and Two: renovate the existing transition house to maximize space usage and fully modernize the facility.

One: Purchase an Existing Structure

Durham County seeks to purchase an existing building that can be readily modified to serve as the Durham County transition house. Ideally, the building is located with access to public transportation, unencumbered by use restrictions, and easily modified to accommodate the transition house program requirements.

Two: Renovate the Existing Transition House

The scope of work includes an addition to provide a new resident suite with a separate outside entrance and private bathroom. The facility would accommodate a total of 7 residents in private rooms, with one resident room configured with a kitchenette, private bathroom, and a separate outside entrance to meet JSD's goal to accommodate residents who need additional time and support before transitioning out of the facility. The fully renovated facility would include new accessible rooms with all new life-safety, fire protection, mechanical, electrical, and plumbing systems. Exterior site improvements include pavement updates to improve service access and accessible parking spaces.

The project will incorporate energy saving/waste reduction design strategies to meet or exceed the minimum requirements of the applicable building codes. Due to the limited size of the project, the project will not seek LEED Certification or that of a comparable performance system. The project will be designed to be 'solar ready' such that rooftop solar hot water and/or photovoltaic panels can be installed in the future.

The work will need to be phased to encumber the ARPA funding available for the project before the end of year deadline. We anticipate an early bid package that includes demolition and equipment for the project. The attached milestone schedule describes the proposed project phases.

SCOPE OF DESIGN SERVICES:

Pre-Design Services

This proposal includes Pre-Design services to verify the project program, prepare a site due diligence report, develop conceptual design(s), and prepare a final report to include the following deliverables:

- Space Program Narrative with Net and Gross Area Calculations (includes meetings with stakeholders as needed to address additional programming requirements)
- Conceptual Diagrams/Sketches, site plan, floor plans, elevations and basic renderings
- Structural, Mechanical, Plumbing, Electrical, and Fire Protection Narratives
- Site Due Diligence Report
- Preliminary Opinion of Probable Project Cost (for budgeting purposes)
- Preliminary Project Schedule

Consulting Services

This proposal includes consulting services to assist Durham County with the assessment and evaluation of existing properties that are identified for sale. Services include:

- Review of applicable zoning and building code requirements.
- Assessment of likely repairs and/or modifications needed to meet the program requirements (accessibility, bedrooms, kitchen, living areas, office space, etc.)

Basic Design Services

Basic Design Services for the project include as described herein and outlined in the Agreement for Design Consultant Services. For the purposes of this proposal, applicable sections include Articles 3.2 Design Narrative Phase, 3.3 Schematic Design, 3.4 Design Development Phase, 3.5 Construction Documents Phase, 3.6 Permitting and Bidding/Negotiation Phase, 3.7 Construction Phase, and 3.8 Final Completion of Design Services Phase.

The Design Team will also prepare an early bid package to accommodate the milestones outlined in the attached preliminary project schedule.

In addition to the basic design services described above, the Design Team will provide the following services:

Non-Basic Services:

1. FF&E: Furniture Fixtures and Equipment: Provide design services to prepare the furniture package for the project. Includes preparation of furniture layouts, product selections, presentations, specifications for purchasing, assist County with purchasing process, coordination of installation, punchlists and final inspections.
2. Site Boundary and Topographic Survey: Surveyor will conduct a boundary and topographic survey of the Project site. This survey shall be performed in conformance with the minimum standard requirements for the appropriate location. Boundary surveys shall consist of locating the lines and/or corners of tracts of land as per deed descriptions and other evidence found on the ground. Work will include running a basic field traverse, review of record deeds and plats, calculations and analysis of evidence found, and establishment of lines. Survey will not be prepared in conformance with ALTA standards.
3. Site Plan Approvals: Schedule and attend a pre-submittal conference with the Durham Planning Department. Submit Plans and necessary applications, worksheets and support data through Durham City /County Planning Department for Site Plan review and approval. (Application fee to be paid from the Reimbursables Allowance described herein). Revise Plans as directed by review authorities to receive Site Plan Approval
4. ~~High Performance Building Consulting Services: RND and our design consultants will provide High Performance Building Consulting Services to incorporate energy saving/waste reduction design strategies, including rooftop solar hot water and photovoltaic panels as applicable to the project. The goal is to meet the criteria of LEED Certified or a comparable performance system. Application and associated review fees will be paid from the Reimbursables Allowance described herein.~~

5. Reimbursables Allowance: The allowance is to cover printing of submittal/review documents associated with design phase approvals, travel expenses, application fees, and additional project related expenses yet to be determined.

Professional services included are Architectural, Interior Design, Furniture Selection/Procurement, Landscape Design, Civil Engineering, Surveying, Structural Engineering and MEP Engineering.

DESIGN FEE:

To carry out the above design services, we propose the following design fees:

Pre-Design Services

Architecture (RND)	\$ 12,800	
Structural Engineering (G&M)	\$ 1,400	
MEP Engineering (Edmondson)	\$ 5,000	
Site Planning (Thomas & Hutton)	\$ 8,500	
Markup on Consultants (10%)	\$ 1,490	
Total Pre-Design Services		\$ 29,190

Consulting Services

Architecture (RND)	\$ 5,000	
Site Planning (Thomas & Hutton)	\$ 2,500	
Markup on Consultants (10%)	\$,250	
Total Consulting Services		\$ 7,750

Basic Design Services

Schematic Design Phase (10%)	\$ 22,376	
Design Development Phase (10%)	\$ 22,376	
Construction Documents Phase (20%)	\$ 44,752	
Bidding Phase (10%)	\$ 22,376	
Construction Phase (50%)	\$ 111,880	
Total Basic Design Services		\$ 223,760

Non-Basic Design Services

FF&E: Furniture Fixtures and Equipment	\$15,290	
Site: Surveying	\$4,180	
Site: Site Plan Approval	\$13,500	
High Performance Building Consultant (TRR)	N/A	
Reimbursables Allowance	\$15,000	
Total Non-Basic Design Services		\$47,970

Total Design Services **\$308,670**

CONSULTANTS:

Our consultants for the project are as follows:

Interior Design/Furniture:	Maria Lindqvist Design, Siler City, NC (WBE)
Surveyor:	Thomas & Hutton, Durham, NC
Landscape Design/Civil Engineering:	Thomas & Hutton, Durham, NC
Structural Engineering:	Gardner & McDaniel, PA, Durham, NC (WBE)
MEP Engineering:	Edmondson Engineers, PA
High Performance Building Consultant:	Traci Rose Rider, PhD, Assoc. AIA, LEED AP, Raleigh, NC

Participation of Minority and Women Business Enterprises (M/WBE's)

Our Design Team includes M/WBE participation of 25.2% as follows:

- Maria Lindqvist Design of Siler City, NC (WBE) in the amount of \$53,900 or 17.5%.
- Gardner & McDaniel, PA, Durham, NC (WBE) in the amount of \$23,900 or 7.7%.

PROJECT COST:

We anticipate the total project cost for Two Renovate the Existing Transition House as outlined above to be \$2,997,572. The attached Exhibit A- Opinion of Probable Project Cost – Pre-Design dated 8/19/2024 – Option C outlines the anticipated project cost.

PROJECT SCHEDULE:

The attached Exhibit B- Project Schedule dated 7/24/2024 outlines proposed milestones and project durations.

EXCLUSIONS:

The following services are specifically excluded from this proposal:

Design Services not specifically outlined herein are excluded from this proposal.

Full time construction inspection services are excluded from this proposal.

Hazardous Material Survey/Abatement Design/Construction Monitoring are excluded from this proposal.

Construction Material Testing and Special Inspections Services are excluded from this proposal.

Third Party Commissioning services are excluded from this proposal.

We look forward to working with you and Durham County on this project. If you have any questions, please call me.

Sincerely,



Charles Nickelson, AIA
RND Architects, PA

Encl: Exhibit A- Opinion of Probable Project Cost – Pre-Design dated 8/19/2024
Exhibit B- Project Schedule dated 7/24/2024

Cc: Karen Perry, RNDpa
File 2239.02

Durham County | JRC Transition House Renovation Pre-Design
 1204 East Club Blvd., Durham, NC
 Date 7/24/2024 - updated 8/19/2024 Option Comparison
Preliminary Project Cost Estimate (\$/SF Basis)



Renovation Area	2830 SF	6/20/2023	7/24/2024	Cost Impacts		8/19/2024					
New 1 Room Addition Area	200 SF	OPTION A	OPTION B			OPTION C					
Total	3030 SF										
		Original 2023 "Option 3" - partial renovation + 1 room addition	Full Renovation with added scope and County Sustainability Standards	Construction Inflation	Added scope	Full Renovation without County Standards and reuse of existing FF&E	OPTION C savings from OPTION B				
Construction Scope of Work:	Qty	Unit	Totals	Totals	I	A	S	notes to Option B	Totals	Savings	notes to Option C
Interior Demolition	2,830	SF	\$ 8,490	\$ 21,225	I	A	S	added demolition of exterior walls and roof	\$ 21,225		
General Interior Renovation	2,830	SF	\$ 141,500	\$ 169,800	I	A	S		\$ 169,800		
General Exterior Renovation	3,900	SF	\$ -	\$ 234,000	I	A	S	added new exterior walls and roof trusses	\$ 195,000	(\$39,000)	Remove DCo High Performance Requirements
Exterior openings	24	EA	\$ -	\$ 120,000	I	A	S	added new windows	\$ 120,000		
Roof (Asphalt Shingles on insulated roof panels)	3,900	SF	\$ 117,000	\$ 156,000	I	A	S	sloped roof for PV system and ductwork.	\$ 117,000	(\$39,000)	Remove DCo High Performance Requirements
Plumbing (per fixture)	15	EA	\$ 48,000	\$ 75,000	I	A	S		\$ 75,000		
Fire Suppression	3,030	SF	\$ 12,120	\$ 15,150	I	A	S		\$ 15,150		
HVAC	3,030	SF	\$ 54,540	\$ 136,350	I	A	S	LEED mechanical systems	\$ 115,140	(\$21,210)	Remove DCo High Performance Requirements
Electrical	3,030	SF	\$ 60,600	\$ 90,900	I	A	S	Building Automation System / LEED electrical	\$ 84,840	(\$6,060)	Remove DCo High Performance Requirements
Fire Alarm	3,030	SF	\$ 12,120	\$ 15,150	I	A	S		\$ 15,150		
New 1 Room Addition	200	SF	\$ 30,000	\$ 80,000	I	A	S	Increase area + High Performance Requirements	\$ 70,000	(\$10,000)	Remove DCo High Performance Requirements
Solar P/V- rooftop	3,030	SF	\$ -	\$ 60,600	I	A	S	Rooftop Solar Photovoltaic Array	\$ 19,695	(\$40,905)	Solar Ready for future Photovoltaic Array
Communication/TelCom	3,030	SF	\$ -	\$ 45,450	I	A	S	County Standards	\$ 30,300	(\$15,150)	Remove DCo High Performance Requirements
Site Improvements - Hardscape	7500	SF	\$ 62,500	\$ 187,500	I	A	S	Added site work	\$ 112,500	(\$75,000)	Reduced parking/driveway improvements
Site Utilities/Stormwater	1	LS	\$ -	\$ 100,000	I	A	S	Added site work + LEED requirements	\$ 50,000	(\$50,000)	Remove DCo High Performance Requirements
Site Landscaping	1	LS	\$ -	\$ 50,000	I	A	S	Added site work + LEED requirements	\$ 25,000	(\$25,000)	Remove DCo High Performance Requirements
Subtotal			\$ 546,870	\$ 1,557,125					\$ 1,235,800	(\$321,325)	Subtotals (Savings)
General Conditions	12.5%		\$ 54,687	\$ 194,641					\$ 154,475	(\$40,166)	General Conditions
GC Overhead & Profit	15%		\$ 82,031	\$ 233,569					\$ 185,370	(\$48,199)	GC Overhead & Profit
Total Construction	\$ 655 /SF		\$ 683,588	\$ 1,985,334					\$ 1,575,645	(\$409,689)	Total Construction
Escalation to midpoint of construction (8% annual)	12.0%		\$ 82,031	\$ 238,240					\$ 189,077	(\$49,163)	Escalation to midpoint of construction (8% annual)
Total Construction with Escalation			\$ 765,618	\$ 2,223,575					\$ 1,764,722	(\$458,852)	Total Construction with Escalation
Design Contingency	20.0%		\$ 38,281	\$ 444,715					\$ 352,944	(\$91,770)	Design Contingency
Total Construction with Contingency			\$ 803,899	\$ 2,668,289					\$ 2,117,667	(\$550,623)	Total Construction with Contingency
A&E Pre-Design Services-			\$ 29,190	\$ 29,190					\$ 29,190		
A&E Pre-Design Services- Consulting Home Purchase									\$ 10,500		
A&E Design Services- Allowance	11.0%		\$ 96,468	\$ 293,512	I	A	S		\$ 278,512	(\$15,000)	Reduced A&E Design Services Requirements
CMAR Fee	3.5%		\$ 24,117	\$ 93,390	I	A	S		\$ 74,118	(\$19,272)	Reduced as a percentage of Construction Costs
CMAR Preconstruction Services	2.5%		\$ -	\$ 66,707	I	A	S		\$ 52,942	(\$13,766)	Reduced as a percentage of Construction Costs
Owner Contingency	5.0%		\$ 40,195	\$ 133,414	I	A	S		\$ 105,883	(\$27,531)	Reduced as a percentage of Construction Costs
Environmental Survey/Abatement	Allowance		\$ 2,500	\$ 75,000	I	A	S	Allowance- Scope unknown	\$ 75,000		Allowance- Scope unknown
Public Art	1.0%		\$ 8,039	\$ 26,683	I	A	S		\$ -	(\$26,683)	Remove DCo Public Art Requirement
Security / Access Control	Allowance		\$ 15,000	\$ 25,000	I	A	S		\$ 25,000		
CMT/SI	Allowance		\$ 2,500	\$ 5,000	I	A	S		\$ 5,000		
Owner Envelope Commissioning	Allowance		\$ -	\$ 20,000	I	A	S		\$ -	(\$20,000)	Remove DCo Commissioning Requirement
Furniture & Equipment	Allowance		\$ 68,331	\$ 108,898	I	A	S	All new furniture (full size beds)	\$ 54,449	(\$54,449)	50% reuse of existing furniture
Bedding and Accessories	Allowance		\$ -	\$ 32,502	I	A	S	All new furnishings	\$ 16,251	(\$16,251)	50% reuse of existing furnishings
Staff Relocation Expenses	Allowance		\$ 2,500	\$ 5,000	I	A	S		\$ 5,000		
Furniture Removal/Moving Expenses	Allowance		\$ 2,500	\$ 5,000	I	A	S		\$ 5,000		
Impact / Permit Fees	Allowance		\$ 5,000	\$ 5,000	I	A	S		\$ 5,000		
Utility Co-payments	Allowance		\$ 1,000	\$ 1,000	I	A	S		\$ 1,000		
Bidding, Submittal & Legal Fees	Allowance		\$ 2,500	\$ 5,000	I	A	S		\$ 5,000		
Engineering/Survey Fees (during construction)	Allowance		\$ 2,500	\$ 5,000	I	A	S		\$ 5,000		
Project Contingency	6.0%		\$ 48,234	\$ 160,097	I	A	S		\$ 127,060	(\$33,037)	Reduced as a percentage of Construction Costs
Total Design & Owner Cost			\$ 350,574	\$ 1,095,394					\$ 879,905	(\$215,489)	Owner Costs (Savings)
Total Project Cost			\$ 1,154,473	\$ 3,763,683					\$ 2,997,572	(\$766,111)	Total Project Costs (Savings)
Project Cost per Square Foot			\$ 381	\$ 1,242					\$ 989	(\$253)	Cost per Square Foot (Savings)



Durham County | JSD Transition House - Renovation and Addition
 East Club Blvd., Durham, NC
 Date: 7/24/2024
Milestone Project Schedule

	Start	End	Duration (weeks)	Total (weeks)	
Designer Selection					
Issue RFQ's	6/9/2024	7/9/2024	4.3	10	
Award- negotiate Contact	7/9/2024	7/24/2024	2.2		
Designer Contract Approval: BOC Meeting WS	8/5/2024				
Designer Contract Approval: BOC Meeting RS	8/12/2024				
Contract Approvals	7/24/2024	8/14/2024	3.0		
CMAR Selection					
Issue RFQ's	7/22/2024	8/19/2024	4.0	7	
Review. Interview, and Award	8/19/2024	8/26/2024	1.0		
CMAR Contract Approval: BOC Meeting WS	9/3/2024				
CMAR Contract Approval: BOC Meeting RS	9/9/2024				
Contract Approvals	8/26/2024	9/10/2024	2.2		
Early Bid Package (Demolition and Equipment Procurement)					
Complete HazMat survey and abatement design	8/5/2024	9/16/2024	6.0	9	
Complete Building Survey	7/24/2024	8/14/2024	3.0		
Prepare Early Bid Package Documents	8/14/2024	9/11/2024	4.0		
Owner and CMAR Review	9/11/2024	9/25/2024	2.0		
Early Bid Package: Building Demolition and Equipment Procurement					
Bid Period- Early Bid Package	9/25/2024	10/30/2024	5.0	19	
GMP Approval: BOC Meeting WS	11/4/2024				
GMP Approval: BOC Meeting RS	11/12/2024				
Award Early Bid Package	10/30/2024	11/27/2024	4.0		
Submittals- Equipment	11/27/2024	12/25/2024	4.0		
Order Equipment	12/25/2024	1/1/2025	1.0		
Owner Move Out	8/12/2024	9/9/2024	4.0		
Interior Demolition					
NTP	11/27/2024	11/27/2024	0.0		
Mobilization/Permitting	11/27/2024	12/11/2024	2.0		
Interior Abatement	12/11/2024	12/25/2024	2.0		
Interior Demolition	12/25/2024	1/22/2025	4.0		
Cleanup	1/22/2025	2/5/2025	2.0		
SD/DD					
Prepare SD/DD Submittal	8/14/2024	10/9/2024	8.0		12
Prepare Site Plan Submittal	8/14/2024	10/9/2024	8.0		
Owner and CMAR Review	10/9/2024	11/6/2024	4.0		
Site Plan Review/Approvals					
Site Plan- Submittal	11/6/2024	12/4/2024	4.0	50	
Site Plan Review- Level 2	12/4/2024	9/10/2025	40.0		
Site Plan Review - CD Approval	7/2/2025	10/22/2025	16.0		
60% CD					
Prepare 60% CD Submittal	11/6/2024	1/1/2025	8.0	12	
Owner and CMAR Review	1/1/2025	1/29/2025	4.0		
Final CD/Bid Set					
Prepare Final CD	1/29/2025	2/26/2025	4.0	12	
Owner Review- CMAR issue Bid Package	2/26/2025	4/23/2025	8.0		
Permitting					
Site Plan Review/Approval	10/22/2025	11/19/2025	4.0	10.0	
Building Permit Review/Approval	4/23/2025	7/2/2025	10.0		
Bid/Award					
Bidding	4/23/2025	6/4/2025	6.0	18	
Bid Evaluation and GMP2	6/4/2025	7/2/2025	4.0		
GMP2 Approval: BOC Meeting RS	8/11/2024				
Contracts	7/2/2025	8/27/2025	8.0		
Construction					
NTP	8/27/2025	8/27/2025	0.0	56	
Mobilization/Shop Drawings/Submittals	8/27/2025	10/22/2025	8.0		
Construction	10/22/2025	7/1/2026	36.0		
Final Inspections/Punch	7/1/2026	8/26/2026	8.0		
Move In	8/26/2026	9/23/2026	4.0		
Total Project Duration				120	