

July 23, 2019

RE: Professional Services Scope / Fee Proposal for the  
New Durham County Youth Home (DCYH)

Ms. Linda C. Salguero, AIA, CPD  
Project Manager  
Durham County Engineering and Environmental Services  
201 East Main Street, 5<sup>th</sup> Floor  
Durham, North Carolina 27701

Dear Ms. Salguero:

Thank you again for the opportunity to provide Architectural and Engineering services for this important Project. We very much appreciate this opportunity, and we are pleased to be able to present you with this proposal for your new Durham County Youth Home project per RFQ 19-017 dated February 7, 2019.

The DCYH project consists of a replacement secure facility to be located on the current site of the existing facility located at 2500 Broad Street in Durham. Spaces included consist of multiple housing units for male and female youth, kitchen, assessment, visitation, administration, classroom and programs, medical, arrival and intake, laundry, indoor and exterior recreation, and building services.

The construction budget (building, site, and demolition) is approximately \$15,000,000.00.

Professional Services will include Program Verification, full Architectural, Mechanical Engineering, Electrical Engineering, Plumbing and Fire Protection Engineering, Structural Engineering, Site/Civil Engineering, Landscape Design, Interior Space Planning Design, Electronic Security and Detention Systems Design, Transition and Activation Services, LEED and Energy Modeling Services. The County will likely retain the services of a Construction Manager At Risk (CMAR) for the project construction methodology. The Architect will coordinate with this Contractor for Pre-Design, Bidding, and Construction Services anticipated. Building Fundamental Commissioning Services are also to be included.

The formal Contract for Services will be prepared by Durham County and submitted to Moseley Architects for review and execution. This scope/fee letter will be added as an Exhibit to the Contract.

**Scope of Work:**

**Architectural and Engineering Design Phase Services:**

1. Program Verification and Schematic Design Phase
  - a. Schedule: 90 days
  - b. Percentage of total service: 15%
  - c. Lump Sum Fee: \$ 236,673.75
2. Design Development Phase
  - a. Schedule: 90 days
  - b. Percentage of total service: 20%
  - c. Lump sum fee: \$ 315,565.00
3. Construction Document Phase
  - a. Schedule: 120 days
  - b. Percentage of total service: 35%
  - c. Lump sum fee: \$ 552,238.75
4. Approval Phase
  - a. Schedule: 45 days
  - b. Percentage of total service: 2.5%
  - c. Lump sum fee: \$ 39,445.62
5. Bidding and Award Phase
  - a. Schedule: 60 days
  - b. Percentage of total service: 5%
  - c. Lump sum fee: \$ 78,891.25
6. Construction Administration Phase
  - a. Estimated Schedule: 600 days
  - b. Percentage of total service: 20%
  - c. Lump sum fee: \$ 315,565.00
7. Closeout / Transition Phase
  - a. Schedule: 60 days
  - b. Percentage of total service: 2.5%
  - c. Lump sum fee: \$ 39,445.63
8. Building Fundamental Commissioning
  - a. Lump sum fee: \$ 154,433.00

Total Basic Services Lump Sum Fee:

A/E Design Services - We propose to provide the outlined services for the total lump-sum amount of One Million, Seven Hundred Thirty-Two Thousand, Two Hundred Fifty-Eight and 00/100 Dollars (\$1,732,258.00), as follows:

Architectural, Mechanical Engineering, Electrical Engineering, Plumbing / Fire Protection Engineering, and Structural Engineering:	\$ 1,125,000.00
Site/Civil Engineering:	\$ 95,625.00
Landscape Design:	\$ 17,000.00
Interior Space Planning Design:	\$ 33,900.00
Electronic Security / Detention Equip. Design:	\$ 84,800.00
LEED and Energy Modeling Services:	\$ 156,500.00
Operations Training and Transition Services:	\$ 65,000.00
Building Fundamental Commissioning:	\$ 154,433.00
Total:	\$ 1,732,258.00

End of Services and Scope List

Durham County will provide Moseley Architects requested surveys and testing data for the site.

Ms. Salguero, we look forward to continued success working with you and the County. If acceptable, please prepare a formal agreement for our review and execution. Thank you again for the opportunity to serve Durham County for the New Youth Home Project.

Sincerely,



Dan Mace, AIA, LEED AP  
Vice President

591454

# MOSELEYARCHITECTS

A PROFESSIONAL CORPORATION

Client: Durham County, NC  
 Project Name: Durham County New Youth Home  
 Description: 35,000 SF Replacement Facility  
 Project #591454 with 36 Beds & Associated Support Spaces

Date: July 16, 2019  
 Computed By: DRM  
 Checked By: DRM  
 Sheet Number: 1 of 1

Item No.	Description	Area	Unit	Unit Cost	Total Cost
<b>Construction Costs</b>					
1	General Construction	35,000	SF	\$220.00	\$7,700,000.00
2	Demolition	N/A	N/A	lump sum est.	\$200,000.00
3	HVAC, Plumbing, Fire Protection, Electrical (MEP)	35,000	SF	\$120.00	\$4,200,000.00
4	Site Development	N/A	N/A	lump sum est.	\$750,000.00
5	General Conditions	N/A	%	10.00%	\$1,285,000.00
6	Payment and Performance Bonds	N/A	%	2.00%	\$198,700.00
<b>Subtotal</b>					<b>\$14,333,700.00</b>
	Construction Contingency	N/A	%	5.00%	\$716,685.00
<b>Estimated Construction Cost - Building and Sitework</b>					<b>\$15,050,385.00</b>
<b>Owner Project Costs</b>					
1	Fixtures, Furnishings & Equipment (FF&E of finished space)	N/A	%	5.00%	\$752,519.25
2	Site and Construction Testing (CMT & Special Inspections)	N/A	%	1.25%	\$179,171.25
3	A/V Equipment	N/A	N/A	lump sum est.	\$150,000.00
4	IS&T	N/A	N/A	lump sum est.	\$225,000.00
5	Impact Fees	N/A	N/A	lump sum est.	\$200,000.00
<b>Subtotal</b>					<b>\$1,506,690.50</b>
<b>Design Fees</b>					
1	Architecture, Structural Engineering, MEP, FP Engineering				\$1,125,000.00
2	Civil / Site Engineering				\$95,625.00
3	Landscape Design				\$17,000.00
4	Interior Space Planning Design				\$33,900.00
5	Electronic Security / Detention Equipment Design				\$84,800.00
6	LEED and Energy Modeling Services				\$156,500.00
7	Operations Training and Transition Services				\$65,000.00
8	Building Fundamental Commissioning				\$154,433.00
<b>Subtotal</b>					<b>\$1,732,258.00</b>
<b>TOTAL ESTIMATED PROJECT BUDGET</b>					<b>\$18,289,333.50</b>

CY = Cubic Yard  
 LF = Lineal Foot  
 LS = Lump Sum  
 SF = Square Foot  
 SY = Square Yard