

August 29, 2017

Michael Russell  
Whatcom County Facilities Management  
316 Lottie Street  
Bellingham, WA 98225

**Re: Fee Proposal and Agreement  
Architectural Consulting Services – Whatcom Triage Center**

Dear Michael,

This letter constitutes our Proposal for providing Architectural Design Services for the proposed Whatcom Triage Center Expansion at the Whatcom County Jail Work Center, located at 2030 Division St., Bellingham WA 98226.

**Background**

Our office completed feasibility work regarding the renovation and expansion of the facility in 2010. The program requirements and scope of work have changed since this work was completed.

The project currently has an overall budget of \$7.0 million, with the potential for additional public funding. Based upon potential changes in scope of work and budget, it anticipated that amendments will be necessary to reflect the project scope and budget as they are modified.

The project scope needs to resolve the maintenance of continuing operations of the existing treatment unit.

A project budget form is attached. This form serves to establish the approximate amount of \$4,536,000 available for construction costs.

**Scope of Services**

The scope of services shall be for the Programming and Conceptual Design phases, as defined below. Upon completion of these services, the Agreement shall be amended to proceed with Schematic Design and additional phases of the project.

The services for Programming and Conceptual Design are described as follows:

**Programming**

Confirmation of project scope, including program of spaces to be provided. This will include a detailed description of the Facilities Programming requirements.

Verification of DSHS and Department of Health licensing requirements. Both units will be licensed as Residential Treatment Facilities.

**Ron Wright & Associates / Architects, P.S.**

Michael Russell  
Whatcom County Facilities Management  
8/29/17

Confirmation of structural, mechanical, and electrical requirements for the project.

Verification of building code issues with the City of Bellingham, Washington State Department of Health, Department of Social and Health Services, Washington State Fire Marshal, International Building Code (as adopted by the State of Washington and the City of Bellingham) and / or others as applicable

Development of a detailed project schedule, incorporating provisions for the continued operation of the existing facility.

Preparation of an Estimate of Probable Construction Cost, based upon the facility program and the established project time schedule.

Confirmation of the overall Project Schedule.

Revisions and updates as required to the Overall Project Budget.

### **Conceptual Design**

Conceptual Designs for two options; (1) renovation and addition to the existing building to accommodate the Facility Program, and (2) the development of an independent new building adjacent to the existing building, incorporating the complete Facility Program.

Presentation of both options, including a detailed cost comparison that incorporates both hard construction cost and soft development costs.

### **Project Timeline**

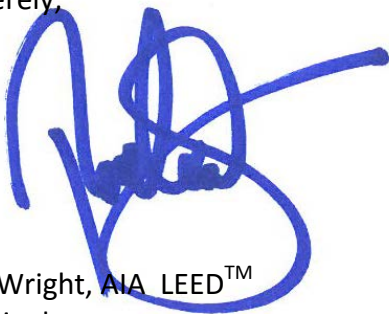
The scope of work for the services identified is to be completed within 6-8 weeks, beginning on our around September 12, 2017.

### **Proposed Fee**

The fee for the Programming and Conceptual Design Phases identified shall be a fixed fee of \$30,000.

Invoices for services will be submitted monthly based upon the percentage complete for each appropriate phase of the work.

Sincerely,



Ron Wright, AIA LEED™  
Principal

Attachments: Preliminary Project Budget

**Whatcom County Crisis Triage Center**

**PROJECT BUDGET WORKSHEET**

**SITE AND BUILDING CONSTRUCTION COSTS**

Construction		\$4,536,000	
Construction Contingency	10%	\$453,600	Unforeseen conditions, etc.
WSST	8.70%	\$434,095	
Subtotal		<u>\$5,423,695</u>	

**PERMITS, FEES, TAXES, INSURANCE, BONDS**

Building/Use Permits	1.80%	\$97,627	
Health Department Permit Fees	allow	\$15,000	
Geotechnical & Misc. Reports	allow	\$5,000	
Inspection /Testing	allow	\$8,000	
A/E Consultants fees	allow	\$693,596	WA State Fee Schedule
Commissioning Consultant	allow	\$20,000	Required for LEED
Balancing Services (HVAC)	allow	\$10,000	
Civil Engineering & Landscape	allow	\$15,000	
LEED Consultant Services	allow	\$65,000	LEED
Project Management Costs	allow	\$120,000	County
Contingency	allow	\$20,000	
Subtotal		<u>\$1,069,223</u>	

**EQUIPMENT/FURNISHINGS**

Computer System (wiring/installation)	allow	\$0	Included in Construction
Communications System	allow	\$0	Included in Construction
Security System	allow	\$0	Included in Construction
Misc Equip (appliances, etc.)	allow	\$0	Included in Construction
Furniture	allow	\$0	Included in Construction
Contingency	allow	\$10,000	
Subtotal		<u>\$10,000</u>	

**MAINTAIN DETOX OPERATIONS**

Allowance for temporary operations	allow	\$200,000	8 months
Contingency	allow	\$0	
Subtotal		<u>\$200,000</u>	

**INFLATION/CONTINGENCY**

Escallation to August 2018	2.50%	\$163,749	
Owners Project Contingency	2.00%	\$133,333	
Subtotal		<u>\$297,082</u>	

**TOTAL ESTIMATED PROJECT COSTS**

**\$7,000,000**