



May 7, 2020

Captain Brent Barbour

Norman, OK Police Department

**RE: Norman Police Department – Emergency Communications / Operations Center
Proposal for Professional Architecture/Engineering Services –
Additional Services: Schematic Design for an Expanded Facility Redesign
ADG Project No. 968-1.21**

Dear Captain Barbour:

Architects Design Group, in association with Boynton, Williams & Associates, is pleased to provide this proposal for additional services required to redesign an expanded ECC-EOC facility. The new design work will carry the project through the "Schematic Design Phase only. The following "Attachment A" dated 5/7/2020 is a conceptual budget and fee calculation for the entire project, but then calculates the fees only through the schematic design phase of the project. This level of project completion will provide the information and documentation necessary to allow the City of Norman to move forward with a bond proposal to fully fund this project.

To kick off this redesign, the A/E team will need to update the Master Plan and the Conceptual Building Design to be ready to initiate the Schematic Design effort. The proposed professional fee for these planning efforts are \$5,200 for the Master Plan Update and \$7,800 for the Conceptual Building Design Update which will also include the updated operational adjacency diagrams. These two efforts will need to be presented to the NPD team for approval prior to the kick-off of the Schematic Design Phase efforts.

To facilitate this effort, the Design Team has reduced our base fee from 8.2% to 7.5% because this is a redesign. The additional Base Services fee for the schematic phase is \$185,500.00 (covering the SD percentage of the work, which equates to 20% of the total project fee), with a reimbursable budget of \$5,600.00 (which also reflects 20% of the previous reimbursable amount). The total fee for all update components is \$261,500 plus the additional \$5,600 for reimbursable project-related expenses. The breakdown of this fee is on the "Attachment A". This fee is an additional service and supplemental to the original PHASE II ARCHITECTURAL AND ENGINEERING SERVICES CONTRACT, dated September 5, 2018, and signed by the City of Norman.



We are excited to assist the City in moving forward with the redesign of the project that the original spatial needs assessment detailed. We are available to respond to any questions or comments that the City may have at your convenience.

Respectfully submitted,

Ian A. Reeves, AIA
President

Incl: Attachment "A" - Norman ECC/EOC - Fee Worksheet for Expanded Facility through the Schematic Design Phase

"Attachment A"

Norman ECC/EOC

Fee Worksheet for Expanded Facility through the Schematic Design Phase

5/7/2020

| | <u>Square Footage</u> | | <u>Cost/SF</u> | <u>Construction</u> | <u>Soft Cost (Fees & FFE)</u> | <u>Total</u> |
|---|-----------------------|----|------------------|----------------------|-----------------------------------|----------------------|
| Redesign Building with Full EOC | 19,900 | SF | \$ 425 | \$ 8,457,500 | 20% \$ 1,691,500 | \$ 10,149,000 |
| Hardening the Entire Facility | 19,900 | SF | \$ 60 | \$ 1,194,000 | 15% \$ 179,100 | \$ 1,373,100 |
| Central Utility Plant (Generators etc) | | | | \$ 700,000 | | \$ 700,000 |
| Site Development | 4 | AC | \$ 275,000 | \$ 1,100,000 | 10% \$ 110,000 | \$ 1,210,000 |
| Sub Total SF both Buildings | | SF | | \$ 11,451,500 | \$ 1,980,600 | \$ 13,432,100 |
| Contingency & Escalation | | 8% | | \$ 916,100 | \$ 151,800 | \$ 1,067,900 |
| Building Expanded and fully hardened | | | \$ 621.49 | \$ 12,367,600 | \$ 2,132,400 | \$ 14,500,000 |
| | | | | | Total Funding Needed | \$ 14,500,000 |
| | | | | | Current Funding | \$ 6,500,000 |
| | | | | | Additional Funding Needed | \$ 8,000,000 |

Additional Service Fee Breakdown

| | | <u>Total Fee</u> | <u>Schematic Fee</u> | |
|--|------|------------------|----------------------|-----------------|
| Base A/E fee % of Construction Cost | 7.5% | \$ 927,570 | \$ 185,500 | (Original 8.2%) |
| Masterplanning Update | | \$ 5,200 | \$ 5,200 | |
| Conceptual Building Design and Adjacency Diagram | | \$ 7,800 | \$ 7,800 | |
| Supplemental Services Needed for Schematic Redesign | | | | |
| Civil | | \$ 45,000 | \$ 9,000 | |
| Landscape | | \$ 23,000 | \$ 4,600 | |
| Technology/Security/911&EOC (TLC) | | \$ 154,500 | \$ 30,900 | |
| Cost Estimating | | \$ 29,500 | \$ 5,900 | |
| Rendering | | \$ 7,000 | \$ 7,000 | |
| Schematic Design Additional Services Fee (20% of Total Fee) | | | \$ 255,900 | |
| Reimbursable Budget | | \$ 28,000 | \$ 5,600 | |
| | | | \$ 261,500 | |