

ADAMS COUNTY TASK ORDER
FOR: Government Center Space Utilization Project

Date: May 21, 2019
Master Contract #: 2019.306

Task Order #: 1
Project #: 2019.059

In accordance with the above mentioned Master Contract between Adams County Colorado, and Wold Architects & Engineers, dated May 20, 2019, the provisions of the Contract and any Amendments thereto affected by this Task Order are modified as follows: 14 (af)

1. **Task Order Description.** Contractor shall perform the task(s) listed in Contractor's Task Order Proposal dated May 20, 2019, which is incorporated by reference herein in accordance with the provisions of the Master Contract (#2019.306).
2. **Price/Cost.** The maximum amount payable by the County for performance of this Task Order is \$46,470.00. The total Contract value including all previous Amendments, Task Orders, etc., is \$46,470.00.
3. **Performance Period.** Contractor shall complete its obligations under this Task Order on or before April 30, 2020.
4. **Effective Date.** The effective date hereof is upon approval of the County or the Board of County Commissioners, whichever is later.

IN WITNESS WHEREOF, the County and the Contractor have caused their names to be affixed.

*Person's signing for Contractor hereby affirm that they are authorized to act on Contractor's behalf and acknowledge that the County is relying on their representations to the effect.

ADAMS COUNTY, COLORADO
COUNTY MANAGER

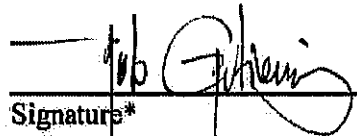


Raymond H. Gonzales

1 July 2019

Date

WOLD ARCHITECTS & ENGINEERS



Signature*
JOB GUTIERREZ


Printed Name

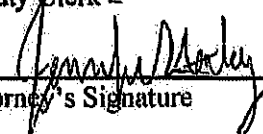
6.26.2019

Date
PRINCIPAL

Title

Attest:
Josh Zygielbaum; Clerk and Recorder



Deputy Clerk -


Attorney's Signature

APPROVED AS TO FORM:
Adams County Attorney's Office

ADAMS COUNTY

Request for Proposal Professional Design Services for Adams
County Government Center

Wold

May 20, 2019

VILLAGE SERVICES

S & LICENSES

CODE ENFORCEMENT

ZONING

RECYCLING

FIN

UTILITY BILLING

VEH

**WOLD
ARCHITECTS
& ENGINEERS**

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PROJECT UNDERSTANDING

STATEMENT OF UNDERSTANDING

OUR APPROACH, OBJECTIVES, GOALS, & TASKS FOR PROPOSED STUDY



Wold is ready to program the needs of each department, analyze the space utilization of the Adams County Government Center, and redesign the interior spaces to accommodate the vision of leadership and the goals and needs of the staff and the public.

We will work very closely with each of the Department's to understand their needs and desires. We will work together to gain consensus thereby meeting all expectations, for now and the future.

We will use our extensive knowledge and experience to ensure that security is improved, that client access is improved, and that workflow and efficiency is improved. The shared objective is Adams County's satisfaction with the reorganization of space.

Wold's approach is to work through these basic steps in a collaborative manner with our clients:

- Identify and agree upon your goals and objectives
- Define your programmatic needs to the study's horizon
- Agree with consensus upon those needs
- Find solutions which meet those needs
- Prioritize those solutions which best meet your goals and objectives

participatory planning process

The goal of the Wold team is to make the entire process of planning for public facilities predictable and enjoyable. Our approach to needs assessment includes a process for engaging the users and supervisors in an interactive process that produces a high level of ownership of the final solution. Preliminary and multiple validation meetings assure that all needs are accurately defined and any policy issues are identified early on. Accurate input is crucial to the success of the facility design.

this process answers these fundamental questions:

- How big should the spaces be?
- How much future expansion should be anticipated and when will it be needed?
- How much future expansion should be built-in versus added later?
- How will emerging technology impact infrastructure needs?
- How will emerging management structures impact space needs?
- How much should be budgeted for today? For tomorrow?

WOLD'S PHILOSOPHY & APPROACH TO THIS PROJECT

scope of services

Wold architects will provide Professional Design Services to Program, Assess, Design and Estimate costs to accommodate the needs of the Departments listed, and the requirements outlined in the RFP. The efforts will provide the County with:

- A solid analysis of the current and future needs of each department;
- An understanding of optimum utilization of the facility;
- Options for locating new departments into the building;
- Options for relocating existing departments within the building;
- Designs and new configurations for all Departments;
- Plans for relocating, reconfiguring and adding furniture;
- Plans for renovating existing space;
- Professional ideas and recommendations for each Department;
- Preliminary rough order of magnitude cost estimates for each proposed plan
- Expansion capacity to accommodate the future needs for each department.

understand your goals and objectives

We have found that the best way to determine a county's needs, goals and expectations is to ask questions, and most importantly listen to the answers.

successful team and project management

Wold has a proven process for managing projects successfully from schematic design to occupancy. It includes strong communication with the client and dedicated commitment to all aspects of a project.

collaborative problem solving approach

The best outcomes are never determined or developed by one person. It is a collaborative effort between all members of the team, including designers, construction managers, and most importantly yourself. We approach all work as a dialogue and discussion with the team, and work to develop solutions and ideas that are a result of those sessions.

achieve ownership at all levels

We stand behind our planning process that encourages counties to achieve ownership of a project.

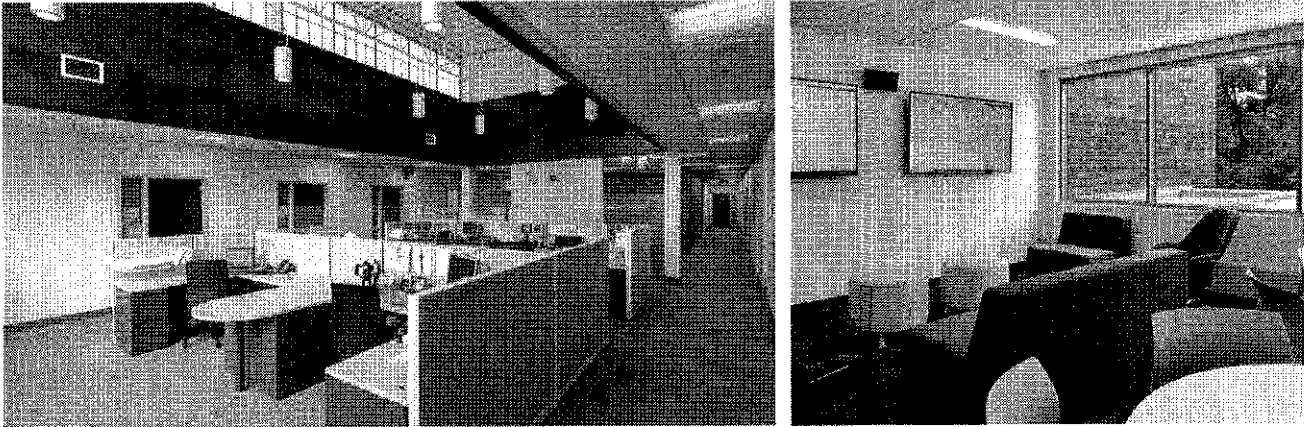
maintain long-term planning goals

No project is ever an isolated event. We will work with you to understand not only the current effort, but also what your long-term goals are to develop long range plans that don't limit your options. Flexibility and adaptability are the foundations of any solid master plan, and our approach keeps this idea relevant from the beginning.

monitor budget and schedule constantly

Wold's public sector experience causes us to exert an extra effort when estimating projects. We know that public sector clients work with a fixed budget. We have established successful methodologies to provide us with important information which helps in preparation of the initial budget and a process for successful cost control.

APPLYING WORKPLACE TRENDS TO THE CONVERSATION



We believe that true success will be achieved not by simply refreshing or replacing furniture in the office spaces, but by rethinking each element of the building or department to optimize its performance and flexibility for the next 20 years. The ability to successfully deliver an office remodel project will be based on setting common goals and then creating, implementing and managing a complex process that results in a successful concept plan that can be implemented by the County over time.

Our focus on government clients allows us to delve into the operational issues of a wide range of organizations that we can share with you. Where some firms tend to focus solely on the project, Wold looks for opportunities to enhance our clients' missions and goals in every effort we are involved with, no matter how small.

Wold is constantly looking for ways to stay ahead of trends while examining the same operational issues you may be facing. It is important for us to have knowledgeable and comprehensive discussions with you regarding your goals, and to have challenging conversations to lead to outstanding transformational designs.

flexible work environments

Technology has freed workers to work just about anywhere, causing organizations to reevaluate the role of the physical workplace. An emerging trend, that we know you are exploring, moves away from dedicated offices and workspaces to more flexible offices that can be used by anyone and more informal collaboration spaces. There is research that tells us that in the corporate world, offices are unoccupied more than 75% of the time and workstations are unoccupied 60% of the time. Another learning is that smaller meeting spaces that include technology are utilized more than larger conference rooms and rooms without technology. These smaller conference rooms, both walled and more informal open conference rooms that

allow collaboration with 3-4 persons are the most popular spaces. The most flexible office environment would include only a few dedicated offices and would provide flexible offices and workstations that could be "checked" out. This concept of "hoteling" is being embraced by a few of our more forward thinking clients that have a more mobile workforce and if employees are in the office and are in need of an office they can "checkout" a flexible office or conference room.

shrinking workspaces

Most of our organizations are adopting space standards that acknowledge today's smaller and more portable technology, and many organizations are reducing or eliminating printed documents by converting to e-documents. The greatest impact is that a typical 8'x8'

workstation can be reduced to a much smaller workstation. This is a significant reduction on needed facility resources and can save millions of dollars in reducing the need for construction of new space and allow more opportunities for shared collaboration space.

safety and security

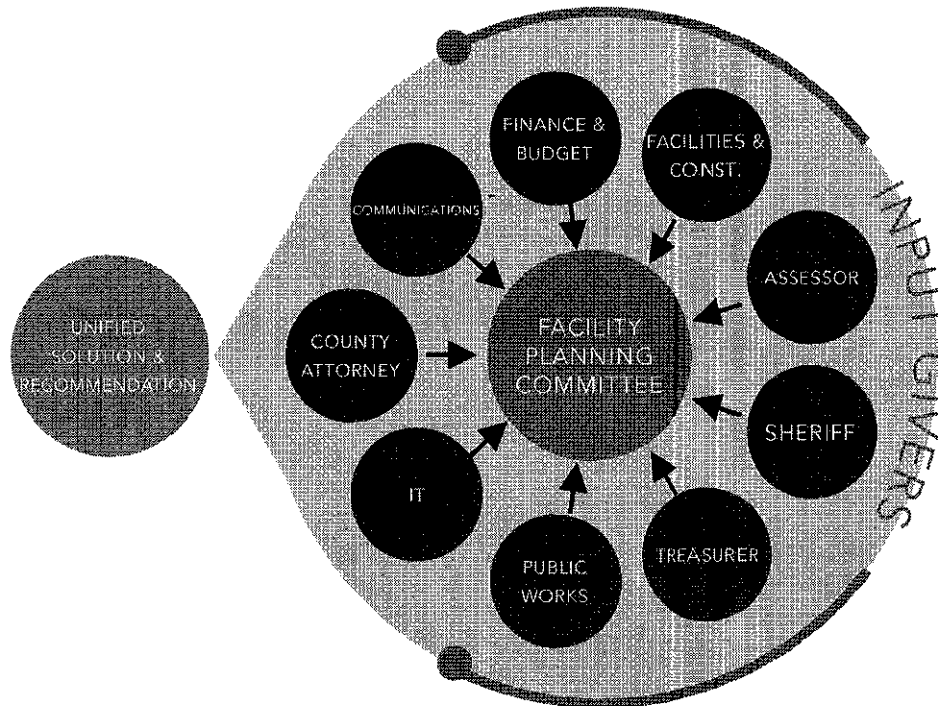
Every organization needs to have clear and understandable goals for safety and security for the public and staff. Strategies for implementing security will vary based on your values and a threat assessment. So, what are the best ways to prevent an incident? Beyond a visible presence of security at the front door, you can create "safe zones" in your facility and provide meeting spaces that are easy for staff and clients to get to that does not compromise your secure staff spaces.

WORK PLAN

+ INCLUDED SERVICES
+ TIMELINE & BUDGET

PRE-DESIGN APPROACH

MAJOR TASKS TO BE ACCOMPLISHED



The objective of the project is to develop a program and designs for reuse of the building.

The Wold Team will provide Pre-Design Services consisting of those technical architectural/engineering activities that encompass early project development. Activities generally included in pre-design are project programming and/or verification (meetings with each department to be coordinated by the Project Manager), space schematic/flow and bubble diagrams, existing facilities surveys, economic and feasibility analysis, project budgeting, scheduling and coordination with County to identify and confirm project needs. Intent is to develop, at a minimum:

- Needs Assessment (both physical and function based)
- Existing and Projected needs based on functions, staff counts, and industry best practices
- Concept space plans for options of new or renovated areas
- Rough Order of Magnitude cost estimate for the renovation of the existing facility space

task 1 | set goals & objectives

The goal of the Wold team on every project is to make the entire process of planning for public facilities predictable and enjoyable. Our approach to program development includes a process for engaging the users and stakeholders in an interactive process that produces a high level of ownership of the final report and its recommendations.

Activities include:

- Establish Facility Planning Committee.
- Begin collaboration discussion with county project leader regarding expectations, goals, past findings, political issues, etc. to establish clear understanding and open, clear lines of communication.

task 2 | gather data

We believe that it is most effective to compile all of the available information about the facilities and operations and review the information with the staff who have been operating the facilities. We do our homework before showing up on site for interviews. This includes the review of existing documentation of which we are aware and the request of additional information which may be crucial to the project.

Activities include:

- Assemble pre-existing data on building floor plans, building usage, and utility data.
- Re-check and confirm data, establish baseline facts. Review and evaluate building condition and information.
- Conduct Facility Analysis tours with review from maintenance personnel and staff.
- Generate report for feedback and inclusion in the final programming study.

PRE-DESIGN APPROACH

MAJOR TASKS TO BE ACCOMPLISHED (CONTINUED)

task 3 | initial programming meetings

Engagement of the users and supervisors in an interactive process produces a high level of ownership in the final solution. Our data gathering process maximizes the input and understanding of all participants. Preliminary programming and validation meetings assure that all needs are accurately defined and that any policy issues are identified early in the process. The final outcome of these meetings will be an agreement on the space needs related to the front line customer service representatives. This agreement is paramount to the success of the facility study.

Activities include:

- Augment data with site visits and documentation of existing conditions as part of our interview process.
- Ensure understanding current building usage, procedures, policies, and practices.

task 4 | establish ideal operational models

As you consider facility options, it is imperative that you be exposed to all relevant and potential trends affecting county services across the region. Much can be learned regarding the needs and desires of a staff while touring recently completed facilities and dialoguing with peers. While Wold realizes there are a number of issues in common for facilities across the county, it also recognizes that each county and its facility needs are unique and that the most appropriate solution for one agency is often very different for the next. Each agency has very specific requirements and constraints that relate directly to its operational structure and objectives.

Activities include:

- Review a selection of national and regional facilities to learn from them.
- Presentations of trends and learnings from peers who have been involved in creating and restructuring the use of similar facilities.
- Develop refinements to space program based upon revised operational models.

task 5 | agreed upon need

Validation interviews and work sessions are important for the client, its staff, and the consultant team. Following the first round of interviews and work sessions, Wold will present its preliminary findings. This provides the team with the opportunity to share with the client the new ideas and concepts that have been generated thus far and will ultimately reveal the direction of the needed facility upgrades. The validation process also aids in the understanding of vital project information. Utilizing all the information, Wold will create a complete sf/program matrix of information including current and future needs. This program will summarize all existing staff positions by name/title and existing square footage utilized as well as identify all existing spaces and their square footage and determine if the square footage is adequate.

Activities include:

- Identify service delivery trends, facility opportunities, departmental needs, technological innovation, financial or political scenarios which will require a facility response.
- Develop agreement on potential size and scope of need. The finite set of space needs will create the facility response options for different scenarios.
- Achieve consensus on spaces, adjacencies, geographies, and amenities.

task 6 | options development

Our assessment of your space needs and functional objectives will drive the development of options. When these options are evaluated by the Facility Planning Committee through the lens of the established goals and criteria, the right option will present itself. Preliminary options development will include floor plan diagrams to test the program and development parameters.

Activities include:

- Development of facility options.
- Wold team and county collaboration on possible real and perceived advantages and disadvantages to each facility option. Outreach to site-based and/or community with open forum to seek additional advantages/disadvantages input.
- Adjust options based on Facility Planning Committee feedback.

PRE-DESIGN APPROACH

MAJOR TASKS TO BE ACCOMPLISHED (CONTINUED)

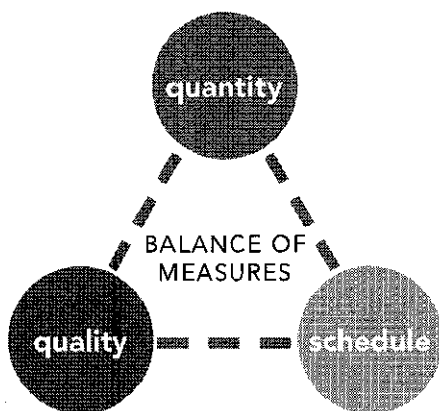


task 7 | estimate costs

As part of our proposed services for this facility pre-design study, we will include an independent cost estimating consultant, Loeffler Construction and Cost Estimating, to assist us in preparing our cost evaluations so the County can be confident in their planning for project funding.

Activities include:

- Establish probable cost of construction for each option.
- Investigate operational cost impacts.
- Peer review resulting cost models.



task 8 | analyze options & evaluation

It is an important activity early to gain consensus on characteristics of a facility which will allow the project concept to flourish. This information is critical late in the study to be able to reflect back on those original criteria to use as metrics in evaluating the many solutions developed.

Leading an exercise in which the Facility Planning Committee openly discusses and comes to consensus on how each optional solution addresses or responds to every criteria is an important component in the process to developing a recommended solution.

Activities include:

- Summarize and simplify findings into concise, legible reports to allow for easy understanding of facts. Review with Facility Planning Committee for suitability and context.
- Work with County financial personnel and consultants to understand and help plan potential funding methods.

task 9 | summarize findings & presentations

Our team has learned the county's expectations for a thorough, high quality final report supported by presentation materials that have professional quality graphics but are simple and intuitive.

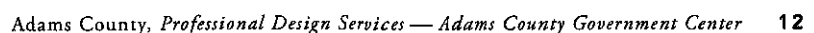
In addition, our team knows that Adams County's current facility is already a regional asset, and the goal of the study is to define how current operations can be expanded to serve a larger population.

In addition, developing a clear document that illustrates—to the Board and to the taxpayers—the straightforward rationale for a facility decision is of utmost importance.

Activities include:

- Use previously established criteria to evaluate all options.
- Compare and contrast each option's advantages and disadvantages on a matrix.
- Upon further input and confirmation, final report would be drafted to reflect discussions and conclusions.
- Publish and document final study as desired by Adams County.

As the project progresses, the Project Manager will monitor the performance and input of all participants to assure that information is available and distributed as required and that tasks are completed in a timely manner. The key to successful schedule management, is the whole-hearted partnering of the entire project team. Wold staff and consultants have teamed on numerous past projects and have a proven record of serving and listening to clients and responding to their needs.



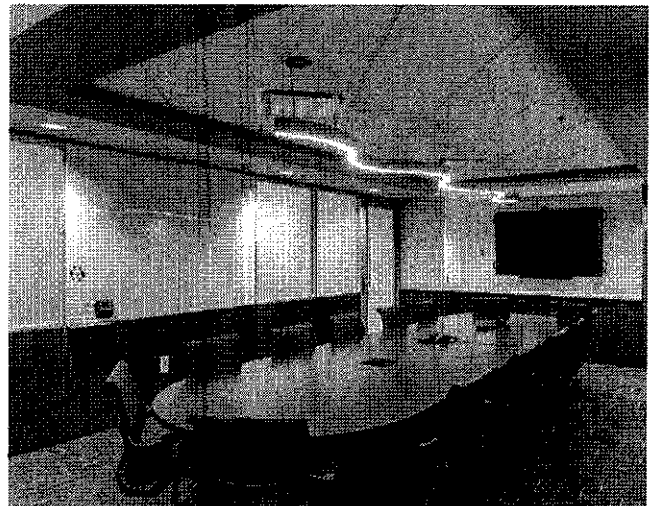
**SIMILAR
EXPERIENCE**

FACILITY EXPERTISE

WOLD'S DEPTH OF EXPERIENCE

For 50 years, Wold has worked with counties across the Midwest to complete space needs assessments, master plans, and small and large projects alike—from infrastructure upgrades to additions and renovations to an entirely new facility. Our deep portfolio of government facilities has given us special expertise in working with county departments and their staff on creating successful projects reflective of the counties they serve. Below is a sample list of our recent relevant experience, and we are happy to provide further examples upon request of our hundreds of projects completed within the last (10) years.

client	brief project description
JeffCom	<i>Renovation of underutilized office space for a new 911 communication center & support spaces</i>
Cook County Department of Homeland Security & Emergency Management (DHSEM)	<i>Relocation of homeland security operations into an existing under-utilized facility</i>
Dakota County	<i>County-wide office space study & tenant improvements</i>
DeKalb County	<i>Community outreach building, a collocation of 5 government agencies</i>
DeKalb County	<i>Legislative center — new relocation of county admin., state's attorney, & probation offices</i>
El Paso County/City of Colorado Springs	<i>Law enforcement center study</i>
Huntley Park District	<i>New park maintenance facility</i>
Illinois Department of Transportation (IDOT)	<i>New maintenance facility on existing site</i>
Kane County	<i>Government center renovations</i>
Lake County (IN)	<i>911 center consolidation & relocation into existing county office building</i>
Village of Lake in the Hills	<i>Public works office & vehicle storage addition/remodel with operational service delivery reorganization of office functions</i>
Lyons Township Area Communications Center (LTACC)	<i>Consolidation & relocation of (3) 911 centers into an existing police department</i>
McHenry County	<i>Health and human services study & relocation</i>
McHenry County	<i>Clerk's remodel</i>
Scott County (IA)	<i>Clerks operational analysis & remodel</i>
Scott County (MN)	<i>Long-range plan and government center addition/renovation, including a new garage at a public works facility</i>
City of Woodstock	<i>New public works facility</i>



RAMSEY COUNTY FINANCE OFFICE TENANT IMPROVEMENTS

ST. PAUL, MINNESOTA

Ramsey County hired Wold Architects & Engineers to implement tenant improvements for their finance office in the Metro Square building in downtown St. Paul.

The improvements unify finance operations in a single location for Ramsey County. A few of the larger objectives that guided the office improvements include: modernizing the current office space as well as setting new standards for office furnishings and workplace strategies for the county.

reference

Carol Morphew, Project Manager
carol.morphew@co.ramsey.mn.us
651 266 2260



CARLTON COUNTY HEALTH & HUMAN SERVICES

CLOQUET, MN

reference

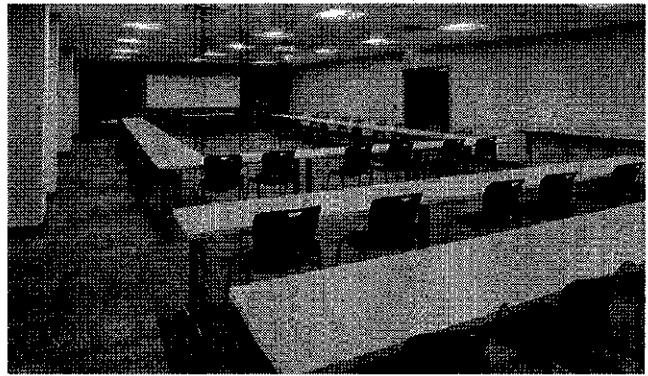
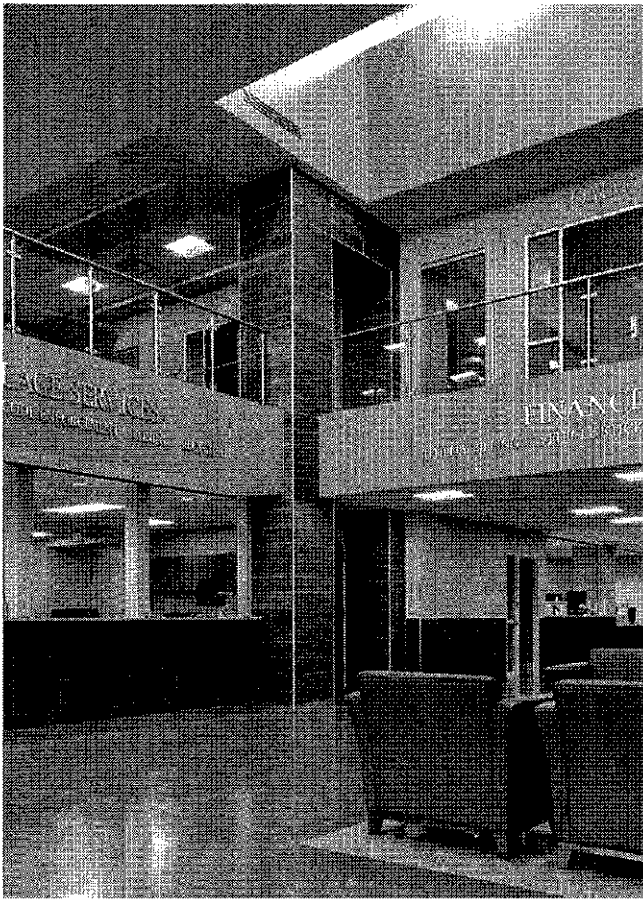
Dave Lee, Health and Human Services Director
218 878 2844

As part of a long range Facility Needs Study, the need for expansion of Health and Human Services was a priority.

Located in downtown Cloquet, MN, this new Community Services building combines Human Services, Public Health, Veterans Services, Licensing and Minnesota Workforce into a singular facility that allows the community to receive services at one location within the community.

The new 40,000 SF facility was designed to complement and revitalize the existing downtown area. The facility is intended to be LEED certified and the building incorporates these strategies:

- Maximizes natural daylight
- Utilize local and regional materials
- Recycled content construction materials
- Maximizes energy efficiency
- Lighting control and stepped dimming
- Water efficient



PALATINE VILLAGE HALL

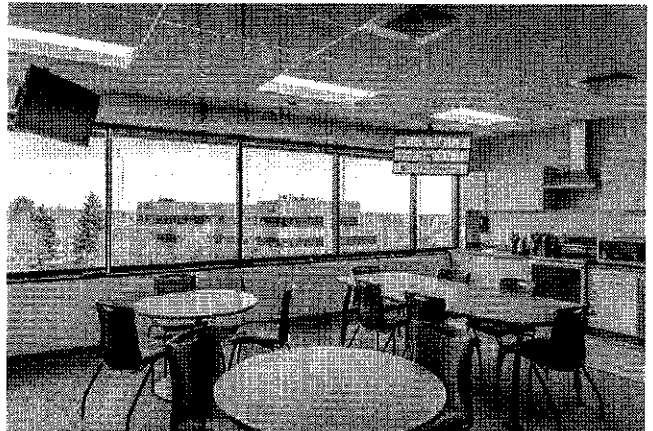
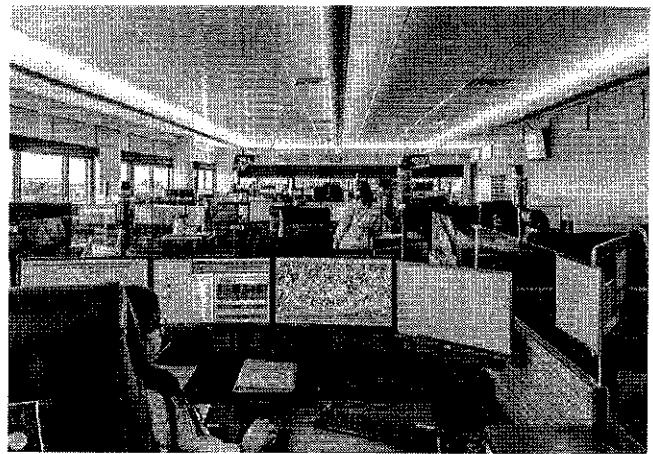
PALATINE, ILLINOIS

reference

Reid Ottesen, Village Manager
847 359 9030

Wold was hired by the Village of Palatine to assist in planning for renovation of Village Hall after the police department moved into a new facility.

While referred to as a remodel, this project was an adaptive-use of the former high school, village hall, and police station. Based on the location and structural integrity of the existing facility, the Village was committed to remaining in their current location. They elected to move forward with a total 'gut job' renovation; removing all interior and exterior walls, replacing all mechanical and electrical systems, and modifying the floor plates of the facility. Their primary objectives were focused toward recreating the image of local government, improving the experience of community members and visitors, and creating improved workplace environments for their employees.



JEFFCOM OFFICE REMODEL

LAKEWOOD, COLORADO

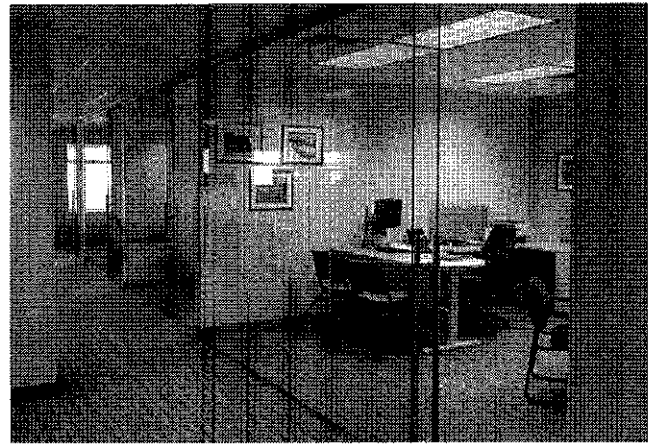
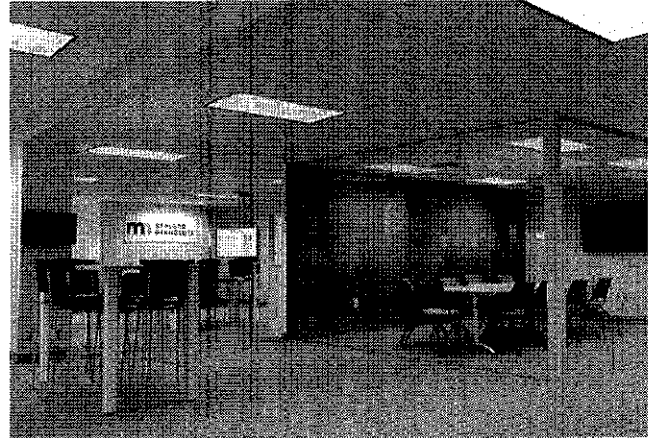
reference

Jeff Streeter, Executive Director
jeff.streeter@jeffcom911.org
303 472 4180

JeffCom is a 911 center that consolidates eight public safety answering points into a single regional center and stands as the operational base of around 150 employees.

With careful planning, the design fits the call-taking consoles within the existing floor plate and implements the proper supporting offices, break rooms, locker rooms, and training rooms for the 911 center.

The renovation took place without disruption to other occupied areas of the building.



EXPLORE MN OFFICE RENOVATIONS

ST. PAUL, MINNESOTA

Wold Architects & Engineers designed tenant improvements for the State of Minnesota's Explore MN office for tourism in a space they lease through another Wold client, Ramsey County.

This renovation presented a unique opportunity to work with two of Wold's clients: the State of Minnesota as tenant and Ramsey County as landlord. The tenant improvements focused on creating modern office space as well as creating spaces that encouraged creativity and collaboration among staff.

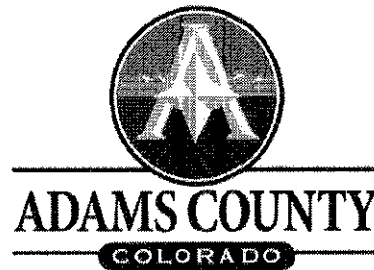
reference

Dan Winek, Property Management
651 266 2246

PROJECT TEAM

PROPOSED PROJECT TEAM & SUB-CONSULTANTS

ORGANIZATIONAL CHART



licensure & accreditations

Wold Architects and Engineers has Colorado professional licenses for all disciplines included within this proposal (Architectural, Interior Design, Mechanical, and Electrical).

committed team

Wold has assembled a team that is the best fit for Adam's County. Our skills, demonstrated in the resumes in the following section, are a perfect ensemble to address your needs and your vision.

availability statement

All team members are available to begin work on the project upon notification of our selection. Wold works diligently to manage our workload to the number of staff employed at any time. We understand that our workload needs to match our availability in order to provide our clients with exceptional service, quality, and experience.

TEAM LEADERSHIP

job gutierrez | Principal-in-Charge, RA
richard markovich | Facility Planner, RA

WOLD PROJECT TEAM

artemis ettsen | Project Manager, RA
ed mitchell | Project Coordinator
samantha epping | Work Place Interior Designer
cody knoblock | Construction Administration

Plus Additional Support from Wold's 250+ In-House Staff

EXPERT CONSULTANTS

cator ruma & associates | Mechanical, Electrical Engineering & Fire Protection Systems
loeffler construction & consulting | Cost Estimating

PRINCIPAL-IN-CHARGE

JOB GUTIERREZ, AIA, LEED AP BD+C

responsibilities

As Principal-in-Charge, Job will be responsible for governmental facility planning and design of major projects. He has a great depth of experience in renovated facility design and new facility planning. Job has special expertise in finding simple solutions to complex facility problems. Job brings more than 18 years of public sector experience to the team and will provide an excellence in leadership and professional service through his passion for your success.



education

monterrey tech | Bachelor of
Architecture

professional licensing

colorado license | 402410
states | CO, MN

client reference(s)

Carl Simpson, Teller 911 Authority
CEO, El Paso
719 785 1900

selected project history

city & county of denver, co

Jail Build-out And Renovation,
Existing 911 Facility Analysis,
Supporting Documents for Facility
Relocation

el paso county

Existing Facility Assessment,
Long-Range Facility Planning,
911/Evidence Consolidation

city of greeley

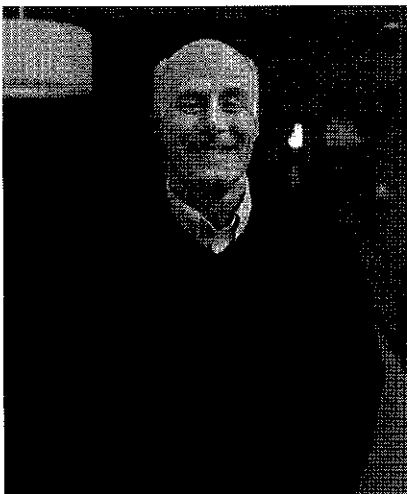
Jesus Rodarte Cultural Center

FACILITY PLANNER

RICHARD MARKOVICH, AIA

responsibilities

Richard will leverage his 30+ years as an Owner's Representative, Architect, and Project Manager to help the county develop their vision, scope, budget, and schedule; and ensure the highest functioning facilities of all types, sizes, and complexity. Richard is recognized as a leader in the industry with a specialization in space planning, tenant finish, and remodels & renovations. Richard will guide the team through the process to create functional, secure, and energy efficient facilities.



education

university of new mexico |
Bachelor of Architecture

professional licensing

colorado license | 00202772

client reference(s)

Bob Datson, Chief of Design & PM
CO Dept. of Military & VA
720 250 1371

selected project history

colorado dept. of military & veterans affairs

Armories Statewide

Remodel of Armories (at Colorado
Springs, Fort Collins, Las Animas,
Lamar, Longmont, Aurora, Boulder,
Grand Junction, Sterling, La Junta,
Canon City, Montrose, Pueblo, and
Rocky Ford)

HQ Complex - Centennial

Tenant Finish Program, Network
Operations Center, Emergency Control
Center, Site Security Improvements,
Guard Shacks, Postal Building, & more

PROJECT MANAGER

ARTEMIS ETTSEN, AIA

responsibilities

As Project Manager, Artemis will be responsible for coordinating the communication between disciplines and work with the team to develop options, analyze impacts, and keep a constant eye on the budget and schedule to ensure that your expectations are understood and surpassed.



education

university of minnesota |
Master of Architecture

university of wisconsin | BA,
Science Art

professional licensing

colorado license | Awaiting
License Number

client reference(s)

Gordon Rowley
Adams 12 School District
720 972 4233

selected project history

ramsey county

Correctional Facility Bathroom Remodel

north memorial ambulance dispatch master plan

adams 12 school district

ECEC Renovation, Student &
Family Resource Center Renovation,
District-wide ADA Assessment, Bond
Renovations at (6) Schools

PROJECT COORDINATOR

ED MITCHELL, ASSOC. AIA

responsibilities

As Project Coordinator, Ed will be responsible for overseeing the team and translating and implementing project goals. He will be coordinating the project to ensure schedule milestones are met, relevant details are included throughout, and he will stay connected to the project throughout the construction administration process.



education

**new school of architecture &
design** | Bachelor of Architecture

client reference(s)

Gary Frantz, Project Manager
St. Vrain Valley Schools
303 682 7362

selected project history

city & county of denver

Jail Buildout and Renovation

adams county

Cell Renovation Study, Booking & Satellite
Office Remodel

county of riverside

New Department of Social Services
Building *

st. vrain schools

District Tech Service Office Improvements

**Work done at previous firm*

WORK PLACE INTERIOR DESIGNER

SAMANTHA EPPING, CID

responsibilities

Samantha works with clients to define their needs by planning with functional relationships as a guide. Sam will be responsible for developing interior design for all projects throughout your county. She will also develop and provide benefit analysis for workplace strategies.



education

university of minnesota | BS,
Interior Design

client reference(s)

Lezlie Vermillion, County Administrator
Scott County (MN)
952 496 8100

selected project history

dakota county

County-wide Space Study, Courts
Renovation (Furniture), County-wide
Office Space Improvements

ramsey county

Explore MN Tenant Improvements, 90
West Plato Office Remodel, Finance
Department Tenant Improvements

scott county

Master Plan, Government Center
Addition & Renovation

CONSTRUCTION ADMINISTRATION

CODY KNOBLOCK, AIA, LEED AP

responsibilities

Cody will work with the GC's to ensure all work adheres to the construction documents through quality craftsmanship during construction. Cody has vast experience guiding clients in sustainable systems and material selection in order to develop an appropriate sustainable approach to facility improvements.



education

norwich university | BS,
Architectural Studies

professional licensing

colorado license | 00404966

client reference(s)

Jeff Streeter, Exec. Director
JeffCom 911
303 472 4180

selected project history

city & county of denver

Jail Build-out and Renovation, Existing
911 Facility Analysis

jeffcom

911 Space Needs Study, 911 Office
Relocation

jefferson county

Fairgrounds Project

SUB-CONSULTANTS

CATOR RUMA & ASSOCIATES

JEFFREY L. JESSE, PE

Since 1959, Cator, Ruma & Associates has been providing consulting engineering services throughout Colorado and the Western Region. Our project success has allowed us to develop a long-standing and faithful repeat client base in federal government and municipalities.

responsibilities

As Engineering Project Manager, Jeffrey will provide coordination, maintain the schedule, maintain the budget, and assist with the scope of work development. He assist with the mechanical engineering design, specification preparation, code review, and electrical cost opinion development. Jeff has over 35 years of experience across a wide range of project types, including strong experience in government facilities.

services to be provided

Mechanical Engineering
Fire Protection Systems
Electrical Engineering

wold's relationship with cator ruma & associates

CR&A is Wold's "go-to" M/E consultant for justice projects. We have partnered on over 10 projects in the last 2 years.

LOEFFLER CONSTRUCTION & CONSULTING

JONATHAN MURRAY, LEED AP

responsibilities

Jonathan remains in our projects from start to finish, adding a crucial balance ensuring that creative design solutions remain within the client's budget. Jonathan is an experienced senior cost consultant who has completed hundreds of projects from the estimating phase through job completion. He has experience working in multiple market segments including multi-family, data centers, historic renovations, commercial, and industrial. His strengths include strong leadership, team-orientation, and a commitment to delivering projects that exceed client expectations.

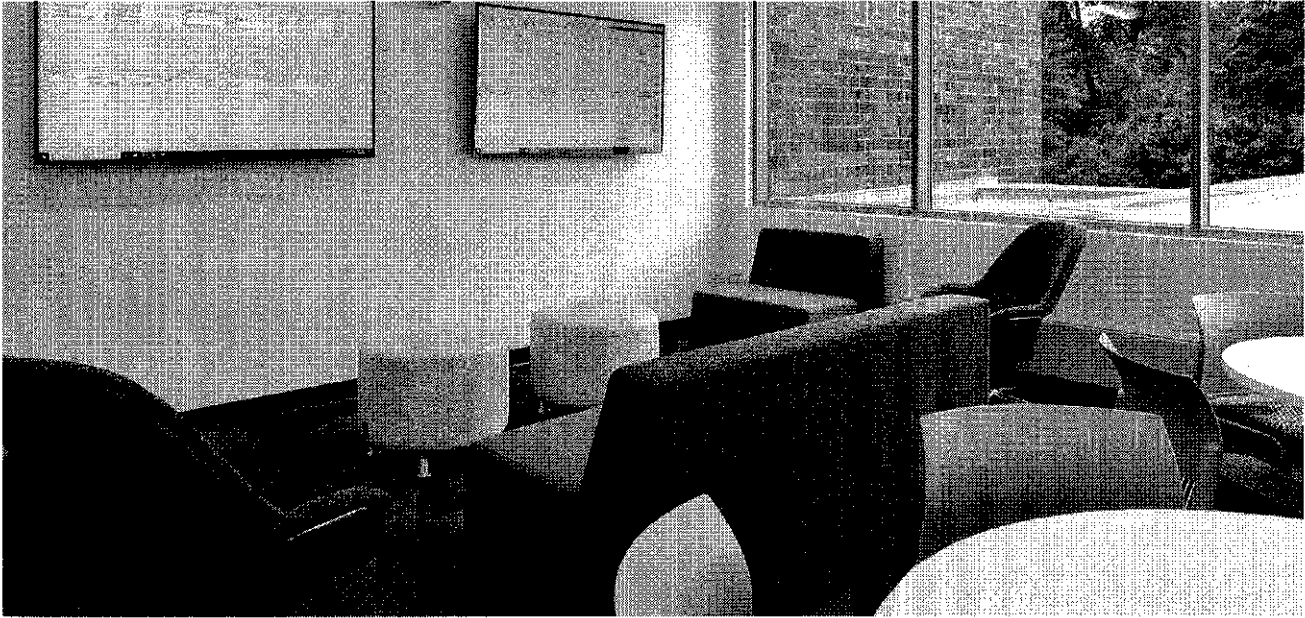
services to be provided

Project Administration (Cost Estimating)

wold's relationship with loeffler

8 years ago, our estimator of 25 years retired, so we tried 3 estimators and Loeffler was the most accurate with their estimates. Since then, we have used them exclusively, estimating 60-70 projects a year for Wold.

WHY WOLD?



We greatly appreciate the opportunity to present our firm, our beliefs, and our process for your consideration.

everything we do focuses on listening to you to achieve your long-term goals

We have no preconceived agenda for what we think your project should be. We believe our job is to ask the right questions to understand all of your needs, and bring innovative solutions to solve those challenges.

No other firm has as many tools and processes focused specifically on gaining feedback and input to guarantee your involvement and ownership at every stage of the process.

Our services are not limited to a set number of meetings or hours for a given phase or task. They are full service and inclusive of anything necessary to make the project a successful experience for you.

our approach considers the big picture

We understand how decisions you make now may limit future opportunities to adapt and change. Our process focuses on asking questions not just for today, but for the future.

We work with dozens of public sector clients to give you greater insight on how others are handling similar situations and to inform your decision making process.

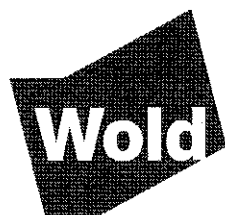
our focus on building relationships gives us a different motivation

When we develop a new relationship, we expect it to last for many years to come. With this in mind, we take a more cautious approach in considering the implications of every step we take and its impact on your community and future stake holders.

We don't disappear when the project is over. We intend to be around long after the project is over to help with any on-going issues, future planning initiatives, or facility questions—whatever you might need.

WE ARE EXCITED ABOUT THIS OPPORTUNITY.

OUR GOAL IS FOR YOU TO BE SUCCESSFUL!



colorado | minnesota | illinois

WOLD ARCHITECTS & ENGINEERS

PROPOSED FEE

+ FORM OF PROPOSAL & FEE BREAKDOWN

+ FEE SCHEDULE

FEE PROPOSAL

DESCRIPTION & CLARIFICATION TO FEE & FEE SCHEDULE + HOURLY RATES

all inclusive services

Wold believes in establishing trusted, long term relationships with our clients. We understand that building trust takes time and shared experiences together. As a professional service provider we also believe in no surprises. In proposing fees, we attempt to determine the challenge ahead and present a fair fixed fee that we believe will provide the required service.

We do not limit the number of meetings in our fixed fee, we are committed to a successful project outcome and believe limiting the number of meetings we attend is too restrictive. We will be there for you when and as often as you need.

Items excluded from the base fee that would be the responsibility of the owner to provide include: commissioning services if necessary and hazardous material testing and/or remediation

estimated hours for programming & pre-design

Data Gathering & Meeting Prep	8 hours
Core Planning Group Meetings	12 hours
Departmental Meetings	32 hours
Concept Designs	32 hours
Cost Estimates	6 hours
Total	82 hours

fixed fee

We have aligned our proposal with our contracted rate percentage based upon your estimated total project budget of \$600,000. We used a construction cost budget of \$475,000 to calculate our fee and respectfully request that the same formula be used to adjust our fixed fee at the conclusion of pre-design if the construction budget or scope changes.

additional services

Our proposal includes all services requested. As always, Wold Architects and Engineers commits to complete the effort—whatever it takes—with our proposed fee. We will not be happy until you are happy.

not-to-exceed mark up

We propose a mark-up on sub-consultants of 20% to cover management, coordination, and insurance for these types of projects.

wold | architecture

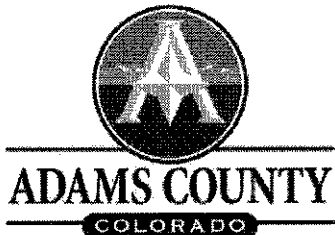
Principal	\$210.00
Project Manager/Associate	\$180.00
Lead Mechanical Engineer	\$180.00
Lead Electrical Engineer	\$180.00
Engineering Staff	\$120.00 - \$160.00
Architectural Staff	\$100.00 - \$150.00
Administrative Staff	\$75.00

cator ruma | mechanical & electrical

Principal/Consultant	\$195.00
Senior Associate	\$170.00
Associate	\$160.00
Project Manager/ Senior Engineer	\$140.00
Engineer	\$115.00
Contract Administration	\$125.00
Senior Designer	\$115.00
Designer	\$100.00
CAD/Revit Operator	\$90.00
Administration	\$70.00

loeffler | cost estimating

Cost Consultant	\$140.00
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Adams County Finance Department
Purchasing Division
4430 South Adams County Parkway
Brighton, Colorado 80601

Form of Proposal / Fee Breakdown:

Fees shall be according to the approved Master Contract Fee Schedule.

Break down the fee proposal, with all lump sum costs for these services as not to exceed the amounts, for the work as follows:

<u>Base Service/Work Scope</u>	<u>Estimated Hours</u>	<u>Lump Sum Fee</u>
PROGRAM STATEMENT:	82 hours (see previous page for breakdown)	\$ \$6,000
<i>Estimated hours are not contractual and only a gauge of estimated level of effort provided</i>		

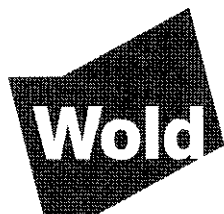
<u>Potential Future Work:</u>	<u>Estimated Hours:</u>	<u>% of Construction Cost Fee</u>
DESIGN:		
SD	53	.85 * %
DD	108	1.71 %
CD	190	3.0 %
<i>(Includes Bidding & Permit Documents and Coordinated Construction Documents)</i>		
BIDDING	26	.42 %
CONSTR. ADMIN. <i>(Includes Closeout)</i>	135	2.14 %
REIMBURSABLES	N/A	.40 %
Grand Total of Future Work	512	8.52 * %

Job Gutierrez, Principal
Name and Title Printed


Signature

5/16/19
Date

* Based on a construction budget of \$475,000 and our master agreement, our total fixed fee for SD through CA & Reimbursables = **\$40,470.**



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