



February 29, 2024
Revised March 11, 2024

Adam Letendre, Director of Procurement and Special Services
McHenry County
2200 North Seminary Ave
Woodstock, Illinois 60098

Re: McHenry County
Coroner's Office Renovation
Commission No. 9999

Dear Adam:

Wold Architects and Engineers is pleased to provide McHenry County with the following proposal for providing Architecture and Engineering Services for the Coroner's Office Renovation project. This serves as a supplemental agreement to our Master Contract with McHenry County.

SCOPE OF WORK

Based on the previous study and updated cost analysis of the project scope, we have determined a construction cost budget as outlined below. The construction cost includes a design contingency of 5% and an overall project contingency of 5% is maintained in the Project Cost Budget.

PROJECT BUDGET

Construction Cost Budget

Renovation of Existing Coroner Space	\$ 736,845
<u>Design / Estimating Contingency (5%)</u>	<u>\$ 38,780</u>
Construction Cost Subtotal	\$ 775,625

Soft Cost Budget

Autopsy Equipment and tools	\$1,211,250
Furniture and Fixtures and Access Control	\$ 45,000
Relocation and Rental Space	\$ 89,250
Fees, Testing, Printing (15%)	\$ 116,345
<u>Project Contingency (5%)</u>	<u>\$ 38,780</u>
Soft Cost Subtotal	\$1,500,625

Overall Project Cost Budget **\$2,276,250**

FEE PROPOSAL

Based on Wold Architects and Engineers master contract with the County, our fixed fee for the Coroner's Office Building Renovation project is calculated as follows:

Construction Cost Budget x Contractual Fee Percentage = Proposed Fee plus allowed reimbursables billed at the fixed rate indicated below.

$\$775,625 \times 7.5\% = \$58,172$ plus fixed reimbursable expenses

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**PLANNERS
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Reimbursable expenses are determined based on the following rates identified in our Master Contract. Below are estimated reimbursables through Construction Administration.

In-house CAD/Printing (2.5%)	\$1,454
<u>Mileage (25 trips at \$30/trip)</u>	<u>\$ 750</u>
Total Fixed Reimbursable Budget	\$2,204

Total fixed fee plus reimbursable expenses $\$775,625 \times 7.5\% = \$58,172 + \$2,204 = \mathbf{\$60,376}$

PROPOSED SCHEDULE

We understand your desire is for this project to begin as soon as possible. Therefore, we propose the schedule for this project to be as follows:

Design and Construction Documents	May – October 2024
Bidding	November - December 2024
County Board Approvals	January 2025
Contracts	February 2025
Submittals from Contractor	March 2025
Construction	April - November 2025
Substantial Completion and Close Out	December 2025

The Wold Architects and Engineers team is excited about this project. We look forward to continuing our efforts in support of McHenry County and appreciate your confidence in our team.

Please call with any questions.

Sincerely,

Wold Architects and Engineers

Kirsta Ehmke | AIA

Associate

cc: Tom Burroughs, McHenry County
Dr. Michael Rein, McHenry County
Roger Schroepfer, Wold
Matt Bickel, Wold
Accounting