

**FILED**

MAY 08 2020

  
Sangamon County Clerk

Resolution No. 1021

**WHEREAS**, Sangamon County (County) proposes to relocate the main entrance of the Sangamon County Complex from Ninth Street to Adams Street, and

**WHEREAS**, such relocation will require the design of a new main entrance and lobby in the current location of the north courtyard located between the administration building/courthouse and the detention center, and

**WHEREAS**, the new lobby will include an atrium, enhanced security, an information desk, self-help kiosks and a stairway for improved access to the second floor of the administration building/courthouse, and

**WHEREAS**, the project will also include the reconfiguration of the first floor of the administration building/courthouse that will include moving most public service offices to the first floor and the inclusion of a new courtroom in order to better serve the public, and

**WHEREAS**, the project will include a partial reconfiguration of the second floor of the administration building/courthouse to include new training and conference rooms, and

**WHEREAS**, the project will be coordinated and designed in sync with other nearby improvements, including the Springfield-Sangamon County Transportation Center, and

**WHEREAS**, the County wishes to retain the Farnsworth Group to conduct the first phase of architectural and engineering design for the project, at a cost of \$138,200.00 and that such work is expected to take ten weeks and will be directed by local individuals who have previous design and engineering experience working on the Sangamon County Complex, and

**WHEREAS**, the County desires to finance all or a portion of the costs of the renovations to the Sangamon County Complex with proceeds of the 2020 Bonds or other obligations issued subsequent to the issuance of the 2020 Bonds (collectively, the "Debt Obligations"), and

**WHEREAS**, the Internal Revenue Code of 1986, as amended (the "Code") authorizes the County to reimburse itself for capital expenditures that it made for capital improvements from the proceeds of such Debt Obligations, provided that certain requirements set forth in the Code are satisfied and the County recognizes that it may incur such expenditures with respect to Capital Improvement Program (the "Induced Expenditures") prior to its receipt of the proceeds of any Debt Obligations; and

**WHEREAS**, the County reasonably expects to reimburse all or a portion of any Induced Expenditures with the proceeds of the Debt Obligations.

**NOW, THEREFORE, BE IT RESOLVED**, that the Sangamon County Board, in session this 12<sup>th</sup> day of May, 2020, approves the acceptance of the proposal from the Farnsworth Group in

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the amount of \$138,200.00 to conduct the first phase of architectural and engineering design for renovations at the Sangamon County Complex.

\_\_\_\_\_  
Chairman, Sangamon County Board

ATTEST:

\_\_\_\_\_  
County Clerk

Respectfully submitted,

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**RECEIVED**  
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MAY 08 2020

Andy Goleman  
SANGAMON COUNTY AUDITOR



PROPOSAL FOR

# Sangamon County Complex Addition and Renovation – Design Phase

April 17, 2020



Select Office  
Select Office  
p Select Office

www.f-w.com

April 17, 2020

Mr. Brian McFadden  
County Administrator  
200 So. Ninth St.  
Springfield, Illinois 62701

RE: Proposal for Sangamon County Complex Renovation & Addition – Design Phase

Dear Brian,

Upon our completion of the Conceptual Study addressing the relocation of the Sangamon County Complex entrance and security lobby to the north and the reconfiguration of the first two levels of the County Administrative Offices to better serve the public, Farnsworth Group, Inc. is pleased to present this Proposal to provide the next phase of architectural and engineering design services to finalize scope and budget. Future phases for Design Development, Construction Documents and Construction Administration services will be a separate proposal at the completion of design.

PROJECT OVERVIEW /

Our understanding of the project is based on the following documents and communications:

- Sangamon County Complex Concept Design Submittal 30 March 2020
- SSTC Presentation to Rail Steering Committee 26 February 2020

The project includes a new addition in the north courtyard between the Administration Office Building and the County Jail which will serve as the new public and employee entrance for the entire complex. The addition will be a 2- story atrium space housing the security checkpoint with metal detection and exit turnstiles, information desk and self-help kiosks. The project also includes the renovation and reconfiguration of the first 2 floors of the Administration Office Building moving all public service offices to the first floor including a new courtroom, providing a “Grand Stair” for improved access to the second floor and developing training and conference rooms and support spaces on the second floor. The existing main entrance will be removed and replaced with a public plaza. The project will be coordinated and designed in synch with the proposed adjacent north plaza, parking deck and railway station project.

The project’s overarching goals include a more adequate and effective entrance and security screening process and improved accessibility of services to the public.

The project’s anticipated construction budget is approximately \$6,500,000.

SCOPE OF PROFESSIONAL SERVICES /

SCOPE OF WORK

Farnsworth Group’s scope of work includes a full-service approach within the parameters set by the scope identified within this proposal. We have included Architectural, Interior Design, Mechanical, Electrical, Plumbing and Fire Protection, Civil and Landscape Architectural design services, as well as necessary interface with the Owner, review

agencies, and other owner retained consultants and vendors. Hanson Professional Services will provide Structural Engineering. The scope of work for this phase of design includes the services generally described as follows:

- Finalize the Program of Space Needs for the renovation and addition and concept verification with County staff and administration.
- Conduct a code review for Life Safety and ADA Compliance of the conceptual design and incorporate findings as part of the design's development.
- Provide field verification and documentation of existing building and site conditions including Mechanical, Electrical, Plumbing and Fire Protection systems.
- Review of original construction documents to determine the impact of the proposed design direction on architecture, structure and building systems.
- Interface with Rail Project Design Team to coordinate design direction and elements of both projects.
- Provide design options validating and developing the direction established by the previous concept design.
- Analyze the impact on the existing structural framing and foundation system of the design and determine preliminary modifications and additional structure to support the north addition, removal of large portions of the existing east wall and removal of a portion of the existing second floor for the "grand stair".
- Analyze the existing Mechanical, Electrical, Plumbing and Fire Protection systems and their ability to support the addition and renovation and determine additional equipment and modifications responding to the design.
- Select and present interior finishes and design elements for review, comment and approvals.
- Discussions and planning with County staff on construction phasing to minimize impact on operations.
- Based on an approved design and impact on the complex's structural and Mechanical & Electrical systems, develop and present an Opinion of Construction Costs.

The scope of work includes the deliverables generally described as follows:

- Design drawings include: site development associated with the County Complex, removal drawings, floor plans including furniture layouts, reflected ceiling plans and lighting, roof plan, building sections, exterior elevations, schematic wall sections, initial selection of exterior and interior finishes, preliminary structural framing plans and modifications, preliminary Mechanical, Electrical, Plumbing and Fire Protection plans and narratives.
- 2 Exterior and 2 Interior Renderings

#### MAIN POINT OF CONTACT /

The Main Point of Contact with Farnsworth Group for this project will be: Paul Wheeler, AIA

#### PROFESSIONAL FEES /

Farnsworth Group, Inc. proposes to provide the described services for a fixed fee as follows:

**Farnsworth Group (Multiple Disciplines Involved) - \$117,200**

Hanson Professional Services - \$21,000

Total Fee: \$138,200

#### PROJECT TIMELINE /

- We anticipate this design effort to take approximately 10 weeks

## EXCLUSIONS, ASSUMPTIONS AND CLARIFICATIONS /

The following assumptions and clarifications support the fees for this proposal.

## A. Assumptions &amp; Clarifications:

1. The County will provide updated program information for the first and second floor renovation.
2. The County will provide an updated Site Survey and anticipated Civil Drawings for the north public plaza with utilities and elevations.
3. This Design phase will begin assuming the basic direction of the concept design is acceptable.
4. Design of a link from the proposed Rail Station/Parking Garage will be by others.

## B. Exclusions:

1. Design Development, Construction Documents and Construction Administration Services. A proposal for these services will be based on the completion and approval of this phase and design and budgeting.
2. Renovation of any exterior envelope elements i.e. roofs, masonry or window etc. We can add this scope as required as additional service.
3. Replacement of existing Mechanical, Electrical or Plumbing systems. We can add this scope as required as additional service.
4. Leadership in Energy and Environmental Design (LEED) consulting services are not included.
5. Commissioning of Systems
6. Furniture selection
7. A/V design.

## AGREEMENT /

Thank you again for the opportunity to provide you with this proposal. Please indicate your acceptance of this proposal as presented by signing and returning one copy for our records. A signed proposal will also serve as a notice to proceed with the design process.

We look forward to working with you on this exciting project. Please call me if you have any questions or comments.

Sincerely,

FARNSWORTH GROUP, INC.

Paul Wheeler AIA  
Principal



FARNSWORTH GROUP, INC.



Signature

Paul Wheeler, AIA

Typed Name


Principal

Title

April 17, 2020

Date

FARNSWORTH GROUP, INC.



Signature

Caius Jennison, RIBA

Typed Name

Principal

Title

April 17, 2020

Date

Signature

Typed Name

Title

Date

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Schedule of Charges - January 1, 2020

	Per Hour
<b>Engineering/Surveying Professional Staff</b>	
Administrative Support.....	\$ 70.00
Engineering Associate I/Cx Specialist I.....	\$ 115.00
Engineering Associate II/Cx Specialist II.....	\$ 128.00
Engineer/Land Surveyor/Senior Cx Specialist.....	\$ 138.00
Senior Engineer/Senior Land Surveyor/Cx Project Manager.....	\$ 145.00
Project Engineer/Project Land Surveyor/Senior Cx Project Manager.....	\$ 158.00
Senior Project Engineer/Senior Project Land Surveyor/Cx Manager.....	\$ 175.00
Engineering Manager/Land Surveying Manager/Senior Cx Manager.....	\$ 198.00
Senior Engineering Manager/Senior Land Surveying Manager/Senior Cx Director.....	\$ 207.00
Principal/Vice President.....	\$ 215.00
<b>Technical Staff</b>	
Technician I.....	\$ 75.00
Technician II.....	\$ 100.00
Cx Technician.....	\$ 108.00
Senior Technician.....	\$ 110.00
Chief Technician.....	\$ 128.00
Designer/Computer Specialist/Lead Technician.....	\$ 138.00
Senior Designer.....	\$ 144.00
Project Designer/Project Technician.....	\$ 155.00
Senior Project Designer/Systems Integration Manager.....	\$ 170.00
Design Manager/Government Affairs Manager.....	\$ 188.00
Technical Manager.....	\$ 194.00
Senior Technical Manager.....	\$ 207.00
<b>Architecture/Landscape Architecture/Interior Design Professional Staff</b>	
Designer I.....	\$ 105.00
Senior Interior Designer/Designer II/Historical Preservation Technician.....	\$ 115.00
Architect/Interior Design Manager/Designer III/Project Coordinator.....	\$ 131.00
Senior Architect/Senior Project Coordinator.....	\$ 140.00
Project Architect/Project Manager/Historical Preservation Specialist I.....	\$ 151.00
Senior Project Architect/Senior Project Manager.....	\$ 166.00
Architectural Manager/Historical Preservation Specialist II.....	\$ 176.00
Senior Architectural Manager.....	\$ 186.00
Principal – Architecture.....	\$ 209.00
<b>Units</b>	
Overtime, If Required by Client – Non-Exempt Employees Only.....	. 1.25xbilling rate
Expert Testimony.....	2xbilling rate
Per diem.....	\$ 55.00/day
ATV & Trailer.....	\$ 11.00/hr
Field Vehicle.....	\$ 14.00/hr
Automobile mileage.....	IRS rate + 2.5 cents
Software/CAD/Revit Station.....	\$ 15.00/hr
Hand Held GPS.....	\$ 11.00/hr
GPS Unit (each).....	\$ 22.00/hr
Utility Locator/Robotic Total Station.....	\$ 26.00/hr
Stationary Scanner.....	\$300.00/day
Subconsultants & Other Reimbursable Expenses Related to Project*.....	Cost+ 10%

\*Includes the actual cost of prints/copies, supplies, travel charges, testing services, conferencing services, and other costs directly incidental to the performance of the above services.

CHARGES EFFECTIVE UNTIL JANUARY 1, 2021 UNLESS NOTIFIED