



October 22, 2024

Brett Steinhardt – Project Manager – Capital Projects Division

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

1001 East Ninth Street Building A 2nd Floor
Reno, Nevada 89512
(775)-328-2316

RE: Revised Fee Proposal W Scope of Work Description for the Washoe County Sheriffs 911 Parr Boulevard Facility – Medical Infirmiry and Mental Health Facility

Dear Mr. Steinhardt:

Arrington Watkins Architects, LLC (AW) would like to thank you for the opportunity to submit our revised fixed fee proposal for Architectural Design Services for the above referenced project. At your request we are providing you with a fee proposal for A & E Design services to develop a 40% Construction Documents – (CDs) package for the combined Medical Infirmiry and Mental Health Facility located at the Washoe County Sheriff's (WCSO) facility at 911 Parr Boulevard Facility.

GENERAL FACILITY DESCRIPTION

The facility has been planned as a 3-story facility with no balcony levels. All housing and infirmiry, treatment rooms, dayrooms are all single level. This configuration prevents harm to those inmate/patients that are intent to self-harm. The Medical Infirmiry and Mental Health expansion is connected to the man building with a secure tunnel that can be viewed from the control room located at the intersection of Housing Unit 4 and Housing Unit 6. The new facility is currently planned to be located adjacent to the area previously occupied by the demolished Housing Unit 5.

The programmed areas included in the report delivered in June 2023 total as follows:

- First Floor SF = 36,311 Net SF – Gross SF = 40,430 SF
- Second Floor SF = 37,452 Net SF – Gross SF = 40,430 SF
- Third Floor SF = 32,754 Net SF – Gross SF = 40,430 SF
- **Total areas - Net SF = 106,517 SF – Gross SF = 121,290 SF**

Included in the first-floor area is the centralized medical infirmiry. The current building is planned to house up to 224 beds at a 1.5 cell bed factor (Every other cell is double bunked).

GENERAL SCOPE DESCRIPTION

Our approach for this project is to develop a program validation process prior to proceeding with the 40% CD package. This approach involves leading the WCSO Teams through a series of decisions, based on

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Fee Proposal – Washoe County Mental Health and Medical Infirmiry

proving the concept documents, developed as part of the Infirmiry Study project completed in June 2023. This validation will ensure the proper siting for the Infirmiry as well as the final configuration of the Mental Health and Medical Infirmiry facility.

The Washoe County team will be presented with an updated concept package that includes the Program Spreadsheet and Site and Floor Plan drawings, based on the following information:

- Detention Services: Based on adjusted bed counts per updated and latest data provided by the WCSO including number of bookings, daily populations and average length of stay
- How the latest bed counts impact the required number of beds and classifications for the new Medical Infirmiry
- Validation for the right sized new Medical Infirmiry
- Proper placement of the Infirmiry on the site

As discussed, and agreed by your team, this 40% CD completion level effort will require the AW Team to select a complete team of specialty consultants as identified in this proposal, such as Civil, Structural, MPE, Communications, Security Electronics, Fire Protection Engineering/Life Safety, Cost Estimating and Geotechnical Engineering. Our proposal includes detailed fee proposals from the consultants as identified in this proposal.

The updated and final approved concept plans will be turned into 40% CD Phase documents.

The concept plans for the new Infirmiry contain a three-story structure that requires interior stairs and an elevator for vertical movement. The building materials provided must be durable, safe and secure based on the I-3 Occupancy Classification.

The scope of work includes professional architectural and engineering design services. Arrington Watkins Architects will work and coordinate with these consultants during all design phases. For this Scope of Work, we propose the following design disciplines:

- Architecture – Arrington Watkins Architects
- Civil Engineering – Shaw Engineering
- Structural Engineering – CFBR Group - Infirmiry Facility
- MP Engineering - SFG
- Electrical and Technology – Dinter Engineering
- Fire Protection Engineering – Fisher Engineers
- Cost Estimating – PCSG LLC
- Geotechnical Engineering – KME
- Security Electronics - Verus

SCOPE OF WORK – Medical Infirmiry and Mental Health Facility

The proposed scope of work for this project includes the following design phases and tasks:

Task 1 – PROGRAM VALIDATION– 4 weeks design – 2 additional weeks for Washoe County Teams review
– 6 weeks total – Maximum - 3 meetings

- **Task 1A - Kick-off meeting – Suggested Process:**

- **Note:** Although the design team developed a complete program document which included as final deliverables - concept site and floor plans an initial scoping meeting with the Washoe County Team's, is highly recommended. This meeting needs to potentially include any additional user group teams not involved in the original concept phases.
- Develop initial Kick-off meeting agenda and design team schedule
- Trip to the 911 Parr Boulevard Facility
- Kick-off Meeting with the Washoe County Teams and all design team members
- Develop channels for communication along with the executive team of stakeholders and user groups for the new work.
- Develop project criteria to include goals, vision and mission of this project with the Washoe County Teams
- Develop initial design team schedule.
- Prepare Meeting Minutes
- **One (1) face-to-face team meeting at the facility**

- **Task 1B - Program Validation:**

- Although the initial programming phase has been completed, there may have been additional groups from our concept planning effort that were not included as part of the final report.
- One (1) programming meeting with entire team identified above as well as all specialty consultants
- Update and document information in spreadsheet format and keep meeting notes for each meeting.
- Create an updated draft programming document to be developed in Excel format to include each space with required square footage.
- Submit draft program in PDF format for review and comment by the Washoe County Teams.
- Update Site and Floor Plans as may be necessary based on the validation effort
- Have the WCSO Team formally sign off on the validated program and included Site and Floor Plan exhibits.
- Submit Final Program package and move forward with 40% CDs
- Submit updated design team schedule
- Attend 3 owner team meetings – with one as face-to-face and one virtual
- At the conclusion of the Program Validation Phase, begin the Geotechnical Engineering work
- **One (1) face-to-face meeting at the facility – Final Presentation**

Deliverables: Updated program document in PDF format to include:

- Basis of Design Narratives

- Updated spreadsheet of space needs
- Updated Concept Site and Floor Plans
- Updated Design Team Schedule

Task 2 –40% CONSTRUCTION DOCUMENTS – 14 weeks design – 4 additional weeks for 2 Washoe County Team reviews – total 18 weeks - Maximum – 10 meetings

Based on the project requirements agreed upon with Washoe County through the Program Validation Phase, the AW Team shall prepare 40% CD completion level Documents. These documents will be reviewed and approved by Washoe County Teams. The 40% CD completion level documents shall be provided as listed below and shall additionally include a combination of 3D study models, perspective sketches, and/or digital representations.

The AW Team and their consultants shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design consistent with the previously developed program for this project.

This design phase is divided in the two below listed tasks:

Task 2A – 40% Construction Documents – 14 weeks

A. – Pre-Final 40% CD Level Design Phase - 90% Completion

This task includes using the Task 1 developed plans for the development of a 40% CD level design, developed to 90% of final completion level.

- Internal design team project Kick-off meeting
- Develop pre-final 40% CD level design drawings
- Internal Design Team QA/QC process
- 40% CD level design phase to 90% completion level to Washoe County Teams
- Washoe County Team review and comments – 2 weeks
- Begin Cost Estimating efforts
- The design team implementation of Washoe County Team comments
- Project Management of all design team members
- Final Geotechnical Engineering report prepared by the KME team
- Prepare all agendas and meeting minutes
- Final cost estimating validation with our cost estimator
- Total meetings this phase - 8 meetings with 3 face-to-face meetings
- **Three (3) face-to-face meetings at the facility**

Deliverables: All drawings, narratives along with the 40% CD documents taken to 90% completion - cost estimates will be delivered in PDF format.

Task 2B. – Final 40% CD Level Design Phase – 100% Completion – 4 weeks

This task includes development of a 40% CD level design developed to 100% of final completion level. This design phase will be developed using one final site and floor plan concept developed during Task 2A. This phase also includes implementing Washoe County Team plan comments from the Pre-Final 40% CD level phase - 90% completion phase – Task 2A.

- Internal design team project Kick-off meeting
- Develop final 40% CD design level drawings
- Develop initial outline specifications
- 40% CD level design phase submission
- Final Washoe County review and approval – 2 weeks
- Project Management of design team
- **Total meetings this phase – 1 face-to-face meeting and 1 virtual meeting**
- **One (1) face-to-face meeting at the facility – Final Presentation**

Deliverables: All drawings, narratives and outline specifications and 40% CD level documents to 100% completion cost estimates will be delivered in PDF format.

- 40% CD Package in PDF format to include:
 - 40% CD level drawings
 - Initial cost estimate
 - Initial outline specifications
 - Final updated Design Team Schedule

Note: Additional required efforts to Include:

- Review of location and capacity of existing utilities by specialty consultants
- Develop initial Code Analysis plan
- Geotechnical investigation by our specialty consultant

Exclusions

Arrington Watkins Architects has made some assumptions, clarifications and exclusions to the scope of work. If items below should have been included in our basic services fee, please let us know and we will make the necessary adjustments to our fee proposal:

- LEED Certification (or other rating systems): All services related to LEED documentation are excluded. AW acknowledges the desire to make energy efficient decisions and incorporate LEED principles where applicable and cost effective on the design.
- Life Cycle Analysis: All services related to LCA documentation are excluded.
- Any type of formal Washoe County public hearing, plan approval process such as Site use: The preparation of any entitlement services, conditional use-permits, variances, zoning & use issues and lot line adjustments are excluded. However, we will make presentations to the Washoe County leadership teams, but not in a public hearing setting.
- Lightning Protection: Dedicated lightning protection system design excludes this phase. This effort will be part of the future Design Development phase not part of this project scope of work.

However, we will provide cost estimating fees for both lighting protection design and system installation.

- Site Assessments: Archeological surveys, studies or reports; Endangered species reports or studies; historical surveys or environmental reports are excluded. The Washoe County Team will provide historic review of the facility concept documents.
- Hazardous material abatement: identification and removal of any hazardous materials on site is excluded. Any design and documentation related to the handling and storage of hazardous materials or designated wastes is also excluded. A potential Phase 1 (Or similar document) can be provided by the Washoe County Real Estate Teams.
- Moving & relocation: All moving and relocation planning and costs are excluded.
- New site or building concepts after completion of the 40% CD design phase are excluded.
- We will not pay for costs or fees for any plan approvals and/or permitting are excluded. However, we will capture the costs required as part of the cost estimating efforts.
- Hard copy printing for owner and/or contractor: AW will produce all documentation digitally in PDF format and distribution to team members as directed by the Washoe County Team for printing.
- Face-to-face meetings beyond those identified in this proposal.

Travel:

Task 1A – Kick-Off Meeting – 1 trip

Task1B – Program Validation – 1 trip

Task 2A – Pre-Final 40% Construction Documents – 3 trips

Task 2B – Final 40% Construction Documents – 1 trip

Total trips all phases – 6 trips

Schedule:

The anticipated design schedule is **approximately 28 weeks including all Washoe County review durations of 28 calendar days**. The AW team will prepare the design team schedule. The exact schedule will be dependent on Washoe County Team review times and coordination periods. The schedule will be discussed and revised during all design tasks as identified in this proposal and will be regularly updated as may be necessary.

Professional Fee:

The total fixed fee stated in the Fee Schedule is based on the tasks identified above and time required. The breakdown of this fee by task is for planning purposes and your convenience. The fee is for professional design services from early program validation through Final 40% CDs approval.

Attachments:

- Arrington Watkins Summary

REV October 22, 2024

Fee Proposal – Washoe County Mental Health and Medical Infirmary

- Arrington Watkins Fee Proposal Man Hours
- Arrington Watkins Scope of Work Letter
- All consultant fee proposals

Arrington Watkins Architects appreciates the opportunity to serve and assist you with this project. If you have any questions or concerns about this proposal, please feel free to contact me.

Best Regards,

A handwritten signature in black ink, appearing to read 'Peter Sangiorgio', written in a cursive style.

Peter Sangiorgio

Principal Architect

Arrington Watkins Architects, LLC

SUMMARY PAGE

WCSO Medical Infirmery and Mental Health Treatment Facility

Arrington Watkins Architects, LLC

2019-130 - 002

3003 North Central Avenue, Suite 2400 Phoenix, Arizona 85012

(602) 279-4373 Fax (602) 279-9110

TASKS	SERVICES	PHASE TOTAL	AW ARCHITECT FEE	CONSULT'S FEE TOTALS									
					SGF Mechanical	SGF Plumbing	DINTER E/Tech	SHAW ENG Civil	CFBR Structural	VERUS Sec Electron	FISHER ENG FPE - Life Safe	CME Geotechnical	PCFG Cost Estimating
1A	KICK-OFF MEETING	\$ 76,401	\$ 22,520	\$ 53,881	\$ 8,100	\$ 6,600	\$ 10,000	\$ 13,100	\$ 3,000	\$ 4,140	\$ 6,541	\$ -	\$ 2,400
1B	PROGRAM VALIDATION	\$ 276,671	\$ 140,200	\$ 136,471	\$ 16,200	\$ 13,300	\$ 40,000	\$ 32,450	\$ 9,000	\$ 4,900	\$ 12,221	\$ -	\$ 8,400
2A	PRE-DESIGN - 90% - 40% CDS	\$ 1,207,677	\$ 664,280	\$ 543,397	\$ 56,800	\$ 46,500	\$ 80,000	\$ 30,000	\$ 258,500	\$ 22,157	\$ 22,440	\$ -	\$ 27,000
2B	FINAL DESIGN - 100% - 40% CDs	\$ 445,868	\$ 240,600	\$ 205,268	\$ 32,400	\$ 26,500	\$ 20,000	\$ 45,550	\$ 33,000	\$ 15,117	\$ 18,901	\$ -	\$ 13,800
	Geotechnical	\$ 49,250										\$ 49,250	
	MATERIAL TESTING	\$ 230,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -						
	EXPENSES	\$13,200	\$13,200		\$ -	\$ -	\$ -				\$ -		
TOTAL FEE - DESIGN PHASES		\$ 2,299,067	\$ 1,310,800	\$ 988,267	\$ 113,500	\$ 92,900	\$ 150,000	\$ 121,100	\$ 303,500	\$ 46,314	\$ 60,103	\$ 49,250	\$ 51,600

CLIENT: Washoe County Community Services Dept.
 1011 East Ninth Street Building A - 2nd Floor
 Reno, Nevada 89512
 Attn: Brett Steinhardt

DATE: 10/22/2024

PROJECT: WCSO Medical Infirmiry and Mental Health Treatment Facility **AW NO.** 2019-130 - 002

Task Item	Task	Total Hours	Rate	Fee	Totals
1	KICK-OFF MEETING				
	Principal Architect	32	\$ 250	\$ 8,000	
	Project Manager	16	\$ 200	\$ 3,200	
	Project Architect	40	\$ 180	\$ 7,200	
	Specification Writer	0	\$ 180	\$ -	
	Project Coordinator	20	\$ 140	\$ 2,800	
	Modeler/Drafter	8	\$ 120	\$ 960	
	Admin	4	\$ 90	\$ 360	
	Subtotal	120			\$ 22,520
2	PROGRAM VALIDATION				
	Principal Architect	150	\$ 250	\$ 37,500	
	Project Manager	120	\$ 200	\$ 24,000	
	Project Architect	0	\$ 180	\$ -	
	Specification Writer	0	\$ 180	\$ -	
	Project Coordinator	200	\$ 140	\$ 28,000	
	Modeler/Drafter	400	\$ 120	\$ 48,000	
	Admin	30	\$ 90	\$ 2,700	
	Subtotal	900			\$ 140,200
3	PRE-DESIGN - 90% - 40% CDS				
	Principal Architect	512	\$ 250	\$ 128,000	
	Project Manager	640	\$ 200	\$ 128,000	
	Project Architect	640	\$ 180	\$ 115,200	
	Specification Writer	64	\$ 180	\$ 11,520	
	Project Coordinator	50	\$ 140	\$ 7,000	
	Modeler/Drafter	2240	\$ 120	\$ 268,800	
	Admin	64	\$ 90	\$ 5,760	
	Subtotal	4210			\$ 664,280
4	FINAL DESIGN - 100% - 40% CDs				
	Principal Architect	144	\$ 250	\$ 36,000	
	Project Manager	180	\$ 200	\$ 36,000	
	Project Architect	240	\$ 180	\$ 43,200	
	Specification Writer	12	\$ 180	\$ 2,160	
	Project Coordinator	240	\$ 140	\$ 33,600	
	Modeler/Drafter	720	\$ 120	\$ 86,400	
	Admin	36	\$ 90	\$ 3,240	
	Subtotal	1572			\$ 240,600

CLIENT: **Washoe County Community Services Dept.**
 1011 East Ninth Street Building A - 2nd Floor
 Reno, Nevada 89512
 Attn: Brett Steinhardt

DATE: **10/22/2024**

PROJECT: **WCSO Medical Infirmery and Mental Health Treatment Facility** **AW NO.** 2019-130 - 002

Task Item	Task	Total Hours	Rate	Fee	Totals
TOTAL ARRINGTON WATKINS:		6802		\$ 1,067,600	

Hourly Rates for Additional Services

Principal Architect	\$ 250.00	****
Project Manager	\$ 200.00	
Project Architect	\$ 180.00	
Specification Writer	\$ 180.00	
Project Coordinator	\$ 140.00	
Modeler/Drafter	\$ 120.00	
Admin	\$ 90.00	

*****Plug in rates from the most recent updated rate spreadsheet located in M:/Proposals/Fee Proposals/Rates

Estimated Expenses

October 18, 2024

WCSO Medical Infirmery and Mental Health Treatment Facility

Arrington Watkins Architects, LLC

2019-130 - 002

3003 North Central Avenue, Suite 2400 Phoenix, Arizona 85012
 (602) 279-4373 Fax (602) 279-9110

REIMBURSABLES

TASK DESCRIPTION	SETS	UNITS	UNIT/SET		COST/UNIT	COST
Existing Plant Sets		1 Sets		0 Sheets	\$0.17	\$0.00
Existing Spec Sets		1 Sets		0 Sheets	\$0.05	\$0.00
Program sets / Reports		1 Sets		0 Sheets	\$0.05	\$0.00
Weekly Progress Plots		1 Weeks		0 Sheets Avg.	\$3.50	\$0.00
Weekly Progress Prints		1 Weeks		0 Sheets	\$0.17	\$0.00
Specifications		1 Weeks		0 Sheets	\$0.05	\$0.00
Spec Binding		1 Weeks		0 Each Week	\$1.50	\$0.00
Meeting Minutes		1 Weeks		0 Sheets	\$0.05	\$0.00
Schedule Plots		1 Weeks		0 Sheets	\$3.00	\$0.00
Schedule Prints		1 Weeks		0 Sheets	\$0.11	\$0.00
Bid Prints		1 Sets		0 Sheets	\$0.50	\$0.00
Screw Posts		1 Sets		0 Each Set	\$0.75	\$0.00
Bid Specs		1 Books		0 Sheets	\$0.05	\$0.00
Spec Binding		1 Books		0 Each set	\$1.50	\$0.00
1/2 Size Sets		1 Sets		0 Sheets	\$0.17	\$0.00
Airfare		1		1	\$300.00	\$300.00
Hotel Stay		1 Day		1 Day	\$180.00	\$180.00
Rental Car		1 Day		1 Day	\$100.00	\$120.00
Gas for Rental		1 Day		1 Day	\$60.00	\$20.00
Meals		1 Day		1 Day	\$100.00	\$160.00
Total Per Day Costs						\$780.00
Base Site Trips						
One Day - One Staff Trips		0 Trips		1 Each	\$800.00	\$0.00
One Day - Two Staff Trips		0 Trips		2 Each	\$300.00	\$0.00
Two Day - Two Staff Trips		6 Trips		2 Each	\$1,100.00	\$13,200.00
Record Mylars		1 Set		0 Sheets	\$10.50	\$0.00
1/2 Size Mylars		1 Set		0 Sheets	\$7.00	\$0.00
1/2 Size Mylars: ADC		1 Set		0 Sheets	\$7.00	\$0.00
Electronic Media		1 CD		0 Lump Sum	\$500.00	\$0.00
Professional Liability		1 Policy		0 Lump Sum		
					TOTAL	\$13,200



SHAW ENGINEERING
Trusted Engineering Expertise

October 22, 2024

Peter Sangiorgio
Arrington Watkins Architects LLC
Phoenix, AZ 85016

Re: **Washoe County Sheriff's Office**
911 Parr Boulevard Facility, Reno, Nevada
Medical Infirmary and Mental Health Facility
40% Construction Documents

Dear Mr. Sangiorgio,

Shaw Engineering (Shaw) is pleased to provide this proposal for engineering services related to the preparation of 40% Construction Documents for the proposed Medical Infirmary and Mental Health Facility to be located at north end of the existing 911 Parr Boulevard Facility in Reno, Nevada. Shaw's scope of work shall generally include obtaining an updated existing conditions survey, preparation of civil site / grading / utility plans, and close coordination with the project team.

Based in the information provided to us, our estimated scope of work is provided below:

Task 1A/1B – Kick Off Meeting / Program Validation

As part of this task, Shaw will attend an in-person kickoff meeting at the facility. The existing water, sanitary sewer, storm drainage, fencing, lighting, topography and other site features will be reviewed, with potential issues and solutions discussed with the project team.

Upon completion of the updated existing conditions survey (reference Task 1C, below), an updated survey base CAD file will be provided to the design team for their use. Shaw will prepare preliminary site / demolition / grading and utility plans and attend programming / owner team meetings. These documents will be refined as necessary based on input from the owner and project team as part of the Final Presentation. Preliminary earthwork and demand calculations for the water and sanitary waste systems for the building (bathrooms, showers, etc.) will be summarized on tables for inclusion on the Program Validation deliverables, which will also include an in-person Final Presentation at the facility.

Task 1C – Existing Conditions Survey

Under this task, we will also obtain an updated existing conditions survey to include detailed topographic information, property lines, existing pavement areas, fencing, lighting, fire hydrants, water lines, sewer lines, storm drainage piping and other existing site features that will be impacted by the proposed building addition. Shaw will utilize Sanbell / Summit Engineering as a subconsultant for this item.

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Task 2A/2B – 40% Construction Documents

During this phase, Shaw will work closely with the project team to refine the preliminary plans into Pre-Final / Final Design documents. This includes site, demolition, grading, utility plans and specifications, which will be coordinated with the project team for presentation. This includes attendance at internal design team meetings, preparation of cost estimates, virtual meetings, and up to four (4) in-person meetings at the facility. Final deliverables shall include PDF plans, CAD base files, initial cost estimates and specifications.

The above tasks will be billed monthly based on time and materials at our current fee schedule, attached and will not exceed **\$121,100** without prior written notice. A man-hour breakdown is attached for reference.

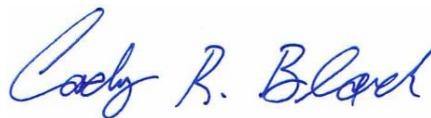
We appreciate this opportunity to be of service. If you have any questions or comments, please feel free to call anytime.

Sincerely,

SHAW ENGINEERING



Marc N. Belanger, P.E.
Senior Engineer



Cody Black, P.E.
Principal Engineer

Signature Above is Authorization for Shaw Engineering to Proceed with the Work

2024 FEE SCHEDULE

PROFESSIONAL

Senior Principal	\$200.00/hr
Principal	\$180.00/hr
Project Manager	\$160.00/hr
Senior Engineer	\$150.00/hr
Professional Engineer II	\$140.00/hr
Professional Engineer I	\$120.00/hr
Staff Engineer II	\$110.00/hr
Staff Engineer I	\$100.00/hr
Expert Testimony	
Consultations	\$250.00/hr
Reports/Preparations	\$500.00/hr
Trial/Depositions	\$750.00/hr (4 hr.Min.)

TECHNICAL

Engineering Technician	\$ 95.00/hr
Planning Technician	\$ 85.00/hr
Drafting/Technician II	\$ 85.00/hr
Drafting/Technician I	\$ 75.00/hr
Construction Inspector II	\$100.00/hr
Construction Inspector I	\$ 90.00/hr

ADMINISTRATIVE

Office Administrator	\$ 80.00/hr
Administrative Assistant II	\$ 70.00/hr
Administrative Assistant I	\$ 60.00/hr

OTHER

Subconsultants	Cost + 15%
Mileage	\$0.85/mile
Per Diem	\$150.00/day
Expenses	At Cost

The cost for office equipment, office supplies, hardware and software utilized during a Project is included in the fee schedule. Per Diem applies to Construction Inspectors that are required to spend one night or more on the Project.

10/22/2024

Shaw Engineering Estimated Fees - Work-hours Breakdown Table

Tasks	Arrington Watkins - WSCO Medical Infirmiry and Mental Health Facility										Task Total
	Shaw Hours										
	Principal Engineer @ \$180/hr \$180.00	Project Manager @ 160.00/hr \$160.00	Professional Engineer II @ \$140/hr \$140.00	Professional Engineer I @ \$120/hr \$120.00	Staff Engineer II @ \$110/hr \$110.00	Staff Engineer I @ \$100/hr \$100.00	Engineering Technician @ \$95/hr \$95.00	Drafting/Tech I @ \$85/hr \$75.00	Admin Assistant @ \$65/hr \$65.00	Expenses	
Task 1A – Kick Off Meeting	20	44			20				4		\$13,100
Task 1B - Program Validation	60	56			100				26		\$32,450
Task 1C - Existing Conditions Survey										\$30,000	\$30,000
Task 2A/2B – 40% CDs	80	100			120				30		\$45,550
Total:											\$121,100

CFBR STRUCTURAL GROUP, LLC

Chris Roper, PE/SE
CFBR Structural Group, LLC
5425 Louie Lane
Reno, NV 89511

October 17, 2024

Peter Sangiorgio, Principal Architect
Arrington Watkins Architects LLC

Re: **Medical Infirmiry and Mental Health Facility for Washoe County Sheriff's Office**
911 Parr Blvd, Reno, Nevada
Program Validation and Schematic Design Services

I am pleased to present this proposal for structural engineering services. My understanding of the project, and this proposal, is based on your Scope of Work summary document dated 10/15/2024 and the other information you provided.

Scope of Work

The work of this project is a follow-up to a conceptual planning phase that was recently completed. The project as defined in the final conceptual planning documents will now be validated and developed through Schematic Design. The structural scope of work for this project includes development of the 3-story, 121,290 GSF building defined in the documents referenced above. A construction cost of approximately \$100M is anticipated for the new building. The project delivery method is yet to be determined and could be either Design-Bid-Build or Construction-Manager-at-Risk. Design will be based on the structural requirements of the new 2024 IBC which will soon be adopted by Northern Nevada Jurisdictions. The following will be provided as a part of our work:

Basic Services Included

Task 1 – Program Validation

- ❖ 4 weeks design + 2 weeks WC review = 6 weeks total.
- ❖ 3 meetings maximum as indicated below.

Task 1A – Program Validation Kickoff Meeting

- Attend up to (1) face-to-face meeting at the facility.

40%

Task 1B – Program Validation

- Attend up to (1) virtual meeting and (1) face-to-face meeting at the facility.
- Provide structural review and input on the proposed program.
- Provide a preliminary structural basis of design narrative with anticipated structural design criteria that can be incorporated into the programming document by AWA if desired.

Task 2 – Schematic Design (30% Construction Documents level)

- ❖ 14 weeks design + 4 weeks WC review = 18 weeks total as indicated below.
- ❖ 10 meetings maximum as indicated below.

Task 2A – Pre-Final Schematic Design (90% completion)

- Attend up to (5) virtual meetings and (3) face-to-face meetings at the facility = 8 total.
- Develop a pre-final structural schematic design narrative.

40% CDs

- Develop pre-final structural schematic design drawings. Structural schematic design drawings will be generated from a 3D model using Revit, with structural elements accurately modeled for coordination, and will include the following preliminary structural information to convey basic structural systems and layouts: general notes, typical details, foundation with preliminary sizes of select footings, and floor and roof framing plans with preliminary sizes of select members, and building sections as needed.
- Review, respond to, and incorporate changes from WC review comments.

Task 2B – Final Schematic Design (100% completion)

- Attend up to (1) virtual meeting and (1) face-to-face meeting at the facility = 2 total.
- Develop a final structural schematic design narrative.
- Develop final structural schematic design drawings.
- Develop initial structural outline specifications.

40% CDs

Exclusions / Additional Services

The following items are excluded from our work. Some items can be provided as Additional Services if required.

- Time or travel for site visits or meetings not indicated above.
- Printing or shipping. This proposal assumes all deliverables will be electronic.
- Preparation of construction cost estimates.
- Project management (i.e. preparation of design or construction schedules, meeting minutes, management of other consultants, filing or submittal of documents, etc.)
- Services related to sustainable design, LEED, etc.
- Geotechnical engineering or preparation of soils reports. This proposal assumes a soils report will be provided for our use.
- Civil engineering (i.e. site plans, grading, utilities, etc.) including design and detailing of any site structures or elements outside the building footprint (i.e. sitework elements like flatwork, site/retaining/screen walls, fences, shade structures, flagpoles, light poles, signs, etc.).
- Design or detailing for non-structural elements including their support, bracing and anchorage (architectural walls, cladding and architectural systems, window washing and/or fall protection systems, antennas and flagpoles, stairs, canopies, decks, alternative energy sources such as solar photovoltaics and wind turbines, MPE distribution systems and equipment, etc.).
- Structural surveys or studies of existing buildings, or design / detailing of modifications or improvements to existing buildings.
- Design for future expansion.
- Services related to structural design of any proposed parking structures.
- Services related to subsequent phases of work like Design Development, Construction Documents, Bidding or Construction Administration.
- Services related to construction means and methods.
- Incorporation of phasing or alternates (additive, deductive or otherwise) into construction documents or breaking the project into multiple packages or phases.
- Services resulting from changes to the scope or magnitude of the project, value engineering, and/or changes necessary because of cost over-runs.

Professional Fees and Schedule

I propose to perform the work described above in accordance with the project schedule indicated above for the following fixed fee compensation:

Task 1A – Program Validation Kickoff Meeting	\$3,000	
Task 1B – Program Validation	<u>\$9,000</u>	
Task 1 Subtotal	\$12,000	
Task 2A – Pre-Final Schematic Design 40% CDs	-\$235,000	<u>\$258,500</u>
Task 2B – Final Schematic Design 40% CDs	-\$30,000	<u>\$33,000</u>
Task 2 Subtotal	-\$265,000	<u>\$291,500</u>
Project Total	-\$277,000	<u>\$303,500</u>

If there are changes to the project that affect our work, this proposal may need to be revised. This proposal is acceptable, please provide authorization to proceed with work on the project. Thank you for the opportunity to serve you on this project and please call if you have any questions.

Sincerely,



Chris Roper, PE/SE



October 22, 2024

Peter Sangiorgio
Principal Architect NCARB Certified/LEED AP
Arrington Watkins Architects LLC
3003 North Central Avenue, Suite 2400
Phoenix, AZ 85012

Re: Washoe County Sheriff Office
Medical Infirmiry and Mental Health Facility
Reno, Nevada

FEI #: TBD
Fire Protection
Engineering Services

Dear Peter:

Thank you for the opportunity to offer this proposal to provide fire protection engineering design and consulting services for the referenced project. This proposal is based on the following:

GENERAL DESCRIPTION OF PROJECT

The Washoe County Sheriff Office (WCSO) is proposing to construct a new, combined, Medical Infirmiry and Mental Health Facility at the 911 Parr Boulevard Detention Center in Reno, Nevada. The building will be approximately 121,290 square feet in total area consisting of three levels. The medical infirmiry will be capable of housing up to 224 beds and will be connected to the existing main detention building via a secure tunnel. Arrington Watkins Architects, LLC (Client) is proposing to provide architectural services as part of this project. Client has requested Fisher Engineering, Inc. (FEI) provide performance-based fire protection systems design, life safety analysis and code consulting services relative to the fire sprinkler, fire alarm, and life safety systems provided in the building. At this time, the project consists of design services related to the Programming and Schematic Design phases only.

This proposal is based upon the receipt of electronic drawings in Revit format. Conversion of Revit format files to any other format (other than pdf and dwg) is NOT included in this proposal.

SCOPE OF SERVICES

FEI will provide fire protection design and related services for this project as described below:

Task 1 – Program Validation

Task 1A – Kick-Off Meeting

1. Participate in a one-day project kick-off meeting at the project site. (one one-day site visit is included)

WWW.FEIFIRE.COM

ARIZONA: 1208 E. Broadway Road • Suite 201 • Tempe, AZ 85282 • (480) 466-7172

GEORGIA: 10475 Medlock Bridge Road • Suite 520 • Johns Creek, GA 30097 • (770) 495-7770

MAINE: 40 Main Street • Suite 13-140 • Biddeford, ME 04005 • (207) 442-7200

MARYLAND: 9520 Berger Road • Suite 212 • Columbia, MD 21046 • (410) 204-1239

MICHIGAN: 32729 Grand River Avenue • Suite S • Farmington, MI 48336 • (248) 873-0372

VIRGINIA: 317 Office Square Lane • Suite A202 • Virginia Beach, VA 23462 • (757) 276-1272

Mechanical and Plumbing Engineering Contract Proposal

October 22, 2024

Peter Sangiorgio
Principal Architect, NCARB Certified/LEED AP
Arrington Watkins Architects LLC
5240 N 16th St, Ste 101
Phoenix, AZ 85016

Project: Washoe County Sheriff's Office, Reno, NV – Jail Infirmary (through 40%) (Revision #2)

Dear Peter,

Upon review of the Fee Proposal with Scope of Work Description documents dated October 15, 2024, we understand that the project is a new stand-alone 3-story infirmary building at the Washoe County Sheriff's Office jail facility. This phase of work is through 40% Construction Documents. The first level consists of 40,430 square feet which includes four (4) separate units with fifty-six (56) cells, a centralized medical infirmary that with treatment rooms, electrical and mechanical rooms, and an outdoor exercise area. The second level consists of 40,430 square feet which includes a total of five (5) separate units with sixty-four (64) cells and (11) 4-person rooms. The third level consists of 40,430 for future expansion to match the 2nd floor.

The project will have four (4) tasks as follows:

- | | | | |
|-----------------------------------|----------|-------------------|---------------------|
| • Task 1A – Kick Off Meeting | 2 weeks | 0 Online Meetings | 1 In-Person Meeting |
| • Task 1B – Program Validation | 4 weeks | 1 Online Meetings | 1 In-Person Meeting |
| • Task 2A – 40% CD (Pre-Final) | 14 weeks | 5 Online Meetings | 3 In-Person Meeting |
| • Task 2B – 40% CD (Final Design) | 4 weeks | 1 Online Meetings | 1 In-Person Meeting |

SGF Engineering LLC (SGF) looks forward to working with you on the project pursuant to the following terms in this contract proposal.

Scope of services to be provided:

1. Heat loss/gain calculations per ASHRAE 183 and ventilation calculations per ASHRAE 62.1.
2. Design of an HVAC system consisting of a boiler, indoor air handling units or fan coils, dedicated outdoor air system, or a Variable Refrigerant Flow (VRF) system, isolation room exhaust, restroom exhaust, air distribution, and HVAC controls.
3. Design of a domestic water system including a gas-fired water heater, domestic hot- and cold-water distribution and miscellaneous plumbing equipment.
4. Design of a waste and vent system including waste and vent piping, roof drainage and miscellaneous plumbing equipment.
5. Design of a natural gas piping system.
6. Design of a medical gas system.
7. Assistance completing utility company applications for sewer, water, and gas.

8. Attendance of in-person or online coordination meetings during the design phase as outlined above.
9. Mechanical International Energy Conservation Code Calculations.
10. CSI Format book specifications (Outline Format) edited specifically for the project.
11. Revit (3D), modeled to a LOD of 300 Per AIA-E201-2022. The Modeled Element, as designed, is graphically represented within the Model such that its quantity, size, shape, location, and orientation can be measured. Not included is orientation with detailing, fabrication, assembly and installation information (no hangers will be shown, interfaces with adjacent or dependent Model Elements cannot be measured but will be shown with 2" variance in size/space required).
12. Completion of the construction documents is expected to be per the project schedule, approximately twenty-six (26) weeks after the execution of this proposal contract. We will require two weeks after receiving the final drawing package in order to complete the construction documents. This will allow ample time for coordination amongst the design team.

Exclusions:

1. Background drawings; SGF shall be provided Revit drawings for use as backgrounds.
2. Fire sprinkler design and review of fire sprinkler protection drawings.
3. Alternate system energy cost comparisons.
4. Envelope and lighting International Energy Conservation Code Calculations.
5. Energy modeling of systems or a building.
6. Design of systems five (5) feet beyond the building perimeter or tenant space.
7. Building permit and utility company applications, submittals & fees.
8. Determination of construction means, methods, and installation procedures.
9. System commissioning including observation of those services provided by others.
10. Remediation of mold, asbestos and any other toxic or hazardous substance.
11. LEED design and accreditation services are not included.
12. As-built drawing generation.

Additional and Accelerated Services: Any modifications affecting the mechanical/plumbing designs and drawings after the submission of the mechanical/plumbing permit drawings (not the receipt of the permit), will be classified as additional services, and charged based on our hourly rate. Revisions due to plan check comments are included in our base fee unless noted otherwise. Engineering work not described above will be considered additional services. Additional services will not be performed without first receiving written direction and/or a signed additional services contract.

Accelerated services can be provided to meet deadlines that have been shortened or due to the lack of information provided by the owner, architect or other members of the design team. The service fee will amount to 40% of the total Time and Materials fee incurred during the project or the lump sum fee.

Insurance: General Liability, Worker's Comp, Employer's Liability, and Errors & Omissions insurances shall be maintained for the duration of this project. SGF shall maintain general liability, worker's comp, and employer's liability insurance in the amount of \$1,000,000.00 and professional liability insurance in the amount of \$2,000,000.00.

Engineering Service Fee: Our engineering services fee for this project as described above is:

	Task 1A	Task 1B	Task 2A	Task 2B	
	Kick Off	Program	40% CD	40% CD	
Scope	Meeting	Validation	(Pre-Final)	(Final SD)	
Duration	<u>2 Weeks</u>	<u>4 Weeks</u>	<u>14 Weeks</u>	<u>4 Weeks</u>	
Mechanical	\$ 8,100	\$ 16,200	\$ 56,800	\$ 32,400	\$ 113,500
Plumbing	\$ 6,600	\$ 13,300	\$ 46,500	\$ 26,500	<u>\$ 92,900</u>
				Total	\$ 206,400

Reimbursable expenses: Reimbursable expenses for the project will be invoiced with no markup and will be in addition to the base fee quoted in this contract proposal. Out-of-house printing, postage, and travel will be billed at cost. In-house printing, not for SGF use, will be billed at \$0.50/sf. Mileage will be billed at \$0.67/mile.

Invoicing: SGF anticipates invoicing, on a percentage basis for the base fee at the completion of each deliverable. Reimbursable expenses will be invoiced as they occur. All invoices are due within thirty (30) days of billing.

Contract Terms and Conditions:

1. Per Architectural Contract.

Contract Proposal Acceptance: If this contract proposal is acceptable, please sign and return a copy for our records. This contract proposal is valid for 60 calendar days. We will commence design services upon receipt of the fully executed contract proposal.

Sincerely,



Sean G. Frey, P.E., LEED AP
Principal
SGF Engineering, LLC

Accepted By Client:

Name: _____

Title: _____

Company: _____

Signature: _____

Date: _____

Client Job / PO: _____

October 22, 2024

Arrington Watkins Architects LLC
3003 North Central Avenue, Suite 2400
Phoenix, AZ 85012

Attn: Peter Sangiorgio- Principal Architect

Re: **WCSSO 911 Par Blvd Medical Infirmiry and Mental Health Facility 40% Design services**
REVISED Fee Proposal

Dear Peter:

We are pleased to offer our **revised** electrical design services for the above-referenced project based on the scope summaries listed in your scope letter of October 15, 2024, for Tasks 1A through 2B. Dinter Engineering Co. will self-perform the electrical design work. We propose to provide these design services for a lump sum fee of **\$150,000.00 (One Hundred Fifty Thousand No Hundred and No Dollars)**.

Our fees include labor and production expenses based on the Concept Planning report of November 10, 2023. Any additional required services can be provided on an hourly basis, or as may be negotiated as needed.

Our work will include design for lighting, power, tel/data, and nurse call systems.

Design Scope Understanding:

Task 1A- Kick-off meeting- Suggested Process:

- As defined in scoping letter.
- Including One (1) Face-to-Face Meeting for the review of the Master Plan Study to the WC Teams.
- Reproduction of deliverable documents shall be by AWA or others.
- **Fee Sub-total for this Task: \$10,000.00**

Task 1B-Program Validation:

- As defined in scoping letter.
- Including One (1) Face-to-Face Meeting for the **40%** Design presentation to the WC Teams.
- Including up to Two (2) online meetings.
- Stamped and Signed drawings.
- Reproduction of deliverable documents shall be by AWA or others.
- **Fee Sub-total for this Task: \$40,000.00**

Task 2A- 40% Design - Construction Documents:

- As defined in scoping letter.
- Including Three (3) Face-to-Face Meetings for the **40%** Design presentation to the WC Teams.
- Including up to Five (5) online meetings.
- Reproduction of deliverable documents shall be by AWA or others.
- **Fee Sub-total for this Task: \$80,000.00**

Task 2B – Final 40% Design Phase-100% Completion:

- As defined in scoping letter.
- Including incorporating comments/corrections from reviewing entities.
- Including One (1) Face-to-Face Meeting for the **40%** Design presentation to the WC Teams.
- Including One (1) online meeting.
- Reproduction of deliverable documents shall be by AWA or others.
- **Fee Sub-total for this Task: \$20,000.00**

Thank you for considering us for this work. We are looking forward to working with you on the project.

If you find this agreement acceptable, please send us your standard contract for signature with this proposal included as an attachment thereto or sign the enclosed copy of this letter and return it for our records. If you require a Purchase Order (PO) number for billing and payment services, please include with the signed agreement. **Work will not proceed until a signed proposal is received.** This proposal is predicated upon acceptance within sixty (60) days and start of work within 120 days.

Sincerely,
DINTER ENGINEERING COMPANY

ACCEPTED BY:



Edward R Gansberg
Principal
Electrical Department Manager

Signature
Date: _____

Cc: Tim Prockish PE, Peter Hackbusch, Rhonda Cerveri-Moore, Kim Coulter Davis, Dinter Proposals





2. Perform a fire hydrant flow test at the project site. This will be coordinated and performed during the same visit as the project kick-off meeting.
3. Develop meeting minutes from the project kickoff meeting relative to the fire protection portion and include results of the fire hydrant flow test.

Task 1B – Program Validation

1. Participate, via teleconference, in one programming meeting with the design team and Washoe County Teams. (one 1-hour meeting is included)
2. Develop a design narrative relative to the life safety, fire sprinkler, and fire alarm systems. The design analysis will be submitted to Client as an electronic file in MS Word format.
3. Assist Client and Design Team in programming efforts as they relate to fire sprinkler, fire alarm, and life safety systems.
4. Participate in a one-day final program presentation at the project site. (one one-day site visit is included)

Task 2 – Construction Design (CD) – 40% Construction Documents

Task 2A – 40% CD Pre-Final Level – 90% Completion

1. Participate, via teleconference, in an internal design team project kick-off meeting. (one 1-hour meeting is included)
2. Update and submit the design narrative based off the programming presentation and input from WCSO.
3. Develop and submit a pre-final construction design (40% CD level) drawing set of the fire sprinkler and fire alarm systems based on applicable code requirements and input from the design team and WCSO. Major equipment, such as sprinkler risers, sprinkler hazard categories, fire alarm control unit, etc. will be located and shown on the drawings. It is assumed that a fire pump is not required for this building.
4. Provide via teleconference, Client and the other design team engineers with assistance and coordination with other features of the building affected by the fire sprinkler and fire alarm systems but not the responsibility of the fire protection engineer. (eight 1-hour meetings are included)

Task 2B – 40% CD Final Design – 100% Completion

1. Participate, via teleconference, in an internal design team Final Design kick-off meeting. (one 1-hour meeting is included)
2. Update and submit the design narrative.



3. Update and submit a final construction design (40% CD level) drawing set of the fire sprinkler and fire alarm systems based on applicable code requirements and input from the design team and WCSO. Major equipment, such as sprinkler risers, sprinkler hazard categories, fire alarm control unit, fire alarm devices, etc. will be located and shown on the drawings.
4. Develop and submit initial outline specifications for the fire sprinkler and fire alarm systems.
5. All comments from the Pre-Final submittal and input from WCSO will be incorporated into the Final Design submittal deliverables.
6. Provide via teleconference, Client and the other design team engineers with assistance and coordination with other features of the building affected by the fire sprinkler and fire alarm systems but not the responsibility of the fire protection engineer. (one 1-hour meeting is included)
7. Participate in a one-day final presentation at the project site. (one one-day site visit is included)

ADDITIONAL SERVICES

Those services not included under our Scope of Services will be performed by FEI only upon written authorization by Client. Compensation for Additional Services will be in addition to the fee for our Scope of Services. Additional Services might include, but are not limited to, the following specific examples:

1. Detailed design services or drawing preparation relative to fire protection and/or life safety systems other than those specifically listed in our Scope of Services, including a fire pump or clean agent suppression system if necessary.
2. Developing life safety drawings.
3. Conversion of Revit files to any other format (other than pdf and dwg).
4. Construction period services including, but not limited to, submittal review, installation review or witnessing acceptance testing.
5. Site visits or meetings, either at the offices of Client or the project site, other than those specifically listed in our Scope of Services.
6. Revisions to design drawings or specification due to changes from previously released project scope, concept, or requirements of the project.
7. Detailed cost estimating or verifying Contractor costs for changes or extra work.
8. Any other services not included in this proposal under our Scope of Services or not customarily furnished in accordance with generally accepted fire protection engineering practice.



COMPENSATION

Compensation shall be paid to FEI for professional services on a lump sum (fixed fee) basis in the amount of sixty thousand, one hundred and three dollars (\$60,103) which includes all expenses. A breakdown between design and construction period services has been provided below.

- Task 1A – Kick-Off Meeting \$6,541.00
- Task 1B – Program Validation \$12,221.00
- Task 2A – 40% CD Pre-Final \$22,440.00
- Task 2B – 40% CD Final Design \$18,901.00

The fee noted above is valid for 60 days from the date of this proposal. If the proposal is not executed within this timeframe, we reserve the right to adjust our fee.

Additional Services

Compensation to FEI for Additional Services will be based on time and expense or a lump sum amount agreed to, in writing, in advance of performing the work.

CONTRACTS

This Agreement and its terms and conditions shall serve as the contract unless mutually agreed to otherwise in writing. In the absence of written modifications to this Agreement, it shall serve as the entire Agreement between Client and FEI and shall supersede all prior discussion or communications relating to the subject matter of this Agreement. The Agreement will be deemed to be in effect from the time of the first meeting attended by FEI or upon notice to proceed from Client.

STANDARD OF PRACTICE

Services performed by FEI under this Agreement shall be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

We appreciate the opportunity to contribute to the success of this project and look forward to working with the project team. If you have any questions, please do not hesitate to contact us.

Sincerely,

Fisher Engineering Inc.

A handwritten signature in black ink, appearing to read "Kieran Kelly".

Kieran P. Kelly, PE

Fire Protection Engineer



This proposal is accepted:

Arrington Watkins Architects

Authorized Signature

Date

Printed Name

Title



DATE: October 21, 2024

PROPOSAL NO. PR-3282 Rev 1

TO: **Arrington Watkins Architects LLC**
3003 North Central Avenue Suite 2400
Phoenix, AZ 85012

ATTN: **Peter Sangiorgio**
PHONE: 602-631-6410
EMAIL: PSANGIORGIO@awarch.com

PROJECT: WCSO Medical Infirmary Project

Dear Peter,

Verus is pleased to present Arrington Watkins Architects with this proposal for the design and construction administration of the Security Electronics engineering of the subject project at the Washoe County Sheriff's Office site. We understand the criticality of this project and will develop an execution plan to kick start this project.

We believe we have the right execution plan and project team to successfully deliver this project in an aggressive project timeline. We look forward to working with you on this project.

Sincerely,

Don Mewes

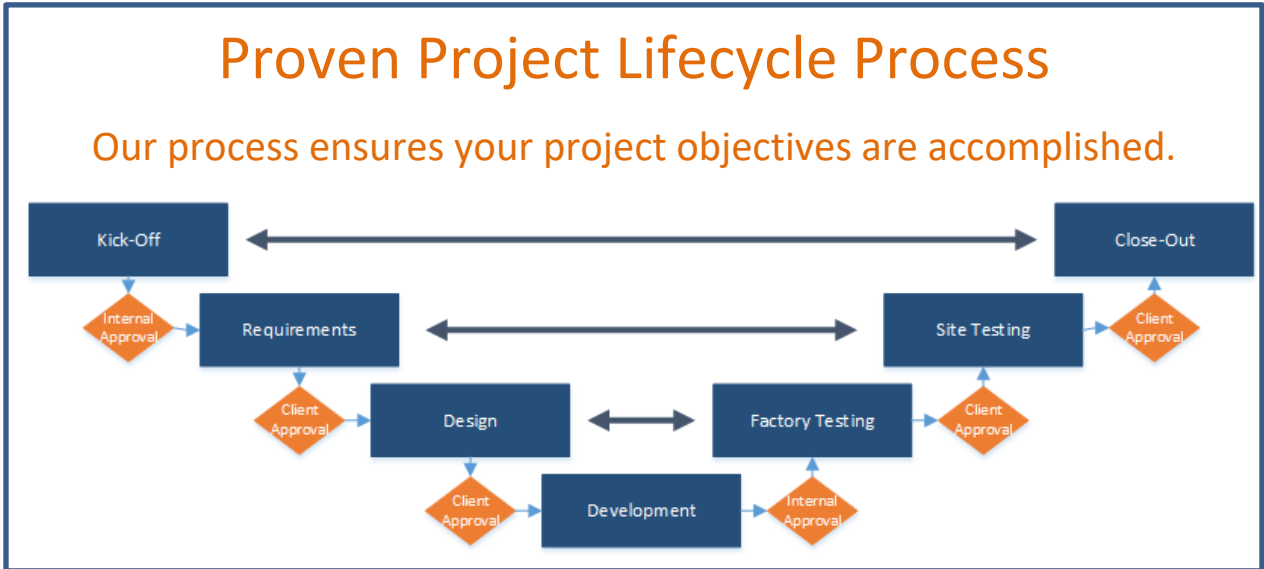
Don Mewes

General Manager
775-225-3906
dmewes@verusaec.com

Why Verus

Previous Detention Center Projects

Our team has performed design, construction administration and programming for ten projects at five State of Nevada detention centers and two projects for Washoe County detention centers.



Nevada based team

Site knowledge

Scope of Work

This project consists of the design and construction administration for the surveillance, intercommunications, and control of cell doors, locks and security control areas for the new three-story medical infirmary at the Washoe County Sheriff's Office located at 911 Parr Blvd., Reno, Nevada.

Proposed Services

1. General - Project Management and Coordination

Verus will provide a project manager who will be the contact with the design team during the project. The project manager will perform the following duties:

- A. Attend project kickoff meeting
- B. Develop and maintain a project plan and schedule
- C. Attend progress meetings
- D. Coordinate technical details with the Design Team
- E. Manage and coordinate the work within Verus' scope

2. Task 2A: 40% CDs – Pre-Final Level – to 90% Completion Level (submitted via pdf)

- A. Provide generic sheet set list
- B. General floor plan layouts with door callouts
- C. Provide a conceptual design drawing of major components
 - i. PLCs
 - ii. Call Buttons
 - iii. Control Panels
 - iv. Intercommunications.
 - v. Space allocation for racks
 - vi. CCTV System.
- D. Preliminary outline of specifications
- E. Develop an itemized cost estimate to include all major categories of work

3. Task 2B: 40% CDs – Final Design – to 100% Completion Level (submitted via pdf)

- A. Provide a detailed design network drawing of major components
 - i. PLCs
 - ii. Call Buttons
 - iii. Control Panels
 - iv. Intercommunications
 - v. CCTV System
- B. Provide detailed design drawings for the following
 - i. System Architecture
 - ii. PLC / Door relay Schematic
 - iii. Call Button Schematic
 - iv. Control panel equipment
 - v. Controls, surveillance and intercommunication equipment room layout
 - vi. Site layout of network conduit/routes
- C. Floor plans
 - i. Electrical floor plans illustrating the doors with controls, surveillance cameras and intercommunications.

- D. Details
 - i. Control Panel
 - ii. CCTV Racks
 - iii. Intercommunications Racks
 - iv. Control Pod Detail
- E. Provide specifications of major components
 - i. PLCs
 - ii. Computers
 - iii. Relays
 - iv. Terminal Blocks
 - vi. Panel enclosures
 - vii. Intercommunication System
 - viii. CCTV switches and Camera System

Schedule

The planned project schedule based on the scope and execution plan outlined is as follows:

ID	Task Name
1	Program Validation ~ 6 weeks
2	Schematic Design Documents ~ 18 Weeks
2A	SD (90% Construction Documents) ~ 14 Weeks
2B	SD (100% Construction Documents) ~ 4 Weeks

NOTE: The preliminary schedule provided is subject to revision based on finalizing a contract based on the date stated.

40% CDs

Project Team

The project team will consist of the following members:

- Project Sponsor/Engineer: Don Mewes, PE
- Project Manager: Patrick Brezine
- Engineer/Designer: Charles Pasillas
- Engineer/Designer: Tyler Davies
- Engineer/Designer: Henry Old

Budget

Budget – Fixed Price

Based on our analysis of your needs and the nature of the proposed solution, the cost breakdown is detailed in the table below.

Item	Description	Amount	Taxable	Basis
1	Project Management	\$4,140	No	Fixed Fee
2	Task 1A & 1B	\$4,900	No	Fixed Fee
3	Task 2A: 40% CDs – Pre-Final Level – to 90% Completion Level	\$22,157	No	Fixed Fee
4	Task 2B: 40% CDs – Final Design – to 100% Completion Level	\$15,117	No	Fixed Fee
Total Price		\$46,314		

Commercial Basis

This proposal forms the sole basis for the work to be performed and supersedes all other proposals whether written or verbal.

TERMS AND CONDITIONS:	Available online at www.verusaec.com/terms
COMPLETION DATE:	Work can begin upon receipt of signed agreement
TAX BASIS:	Excluded, will be applied at time of invoice
TERMS OF PAYMENT:	Per Milestone, Net 15
PROPOSAL VALID FOR:	30 Days
PROPOSAL BUDGET:	Based on receiving entire scope. Changes in scope will impact pricing.
CURRENCY:	United States Dollars (USD)
FREIGHT BASIS:	Not Applicable
TRAVEL BASIS:	Travel time and expenses are included in this proposal. Any travel time resulting from out of scope work or unnecessary call out will be billed at standard rates (available upon request). Travel time begins at Verus office and ends upon arrival at client's locale (client facility, hotel, etc). Any additional travel expenses shall be itemized and billed to client at cost plus a 5% handling fee.

ACCEPTANCE OF PROPOSAL

The prices, specifications, and conditions shown in the above proposal are accepted. Verus is authorized to start and complete the work specified. Payments will be made as outlined. Work will be scheduled upon receipt and acceptance by Verus. Upon acceptance, this proposal becomes a contract.

Name

Signature

Date

PO Number



October 22nd, 2024

Peter Sangiorgio
Arrington Watkins Architects, LLC
5240 N 16th Street, Suite 101
Phoenix, AZ 85016

Dear Peter,

Please see the following GMP fee proposal for consulting services related to the Washoe County Sheriff 911 Parr Boulevard Facility – Medical Infirmiry and Mental Health Facility Project. Pre-Construction Services Group, LLC (PCSG) will provide independent cost estimating (ICE) services and construction consultation based on the following fee schedule.

Billable rate for all services rendered is \$150.00 per hour.

Independent Cost Estimating (ICE) – Medical Infirmiry and Mental Health Facility 40% CD Package		
Assessment Activity	Hours	Cost Total
Task 1 – Kick-Off Meeting	-----	-----
Meeting	8	\$1,200
Site Visit	8	\$1,200
Task 1b – Program Validation	-----	-----
Meetings	40	\$6,000
Site Visit/Presentation	16	\$2,400
Task 2A – (40%) Construction Documents Pre-Final Level – to 90% Completion Level	-----	-----
Progress Meetings	60	\$9,000
Site Meetings	40	\$6,000
Pre-Final Design Level Cost Estimate Evolution	80	\$12,000
Task 2B – (40%) Construction Documents Final Design Phase – to 100% Completion Level	-----	-----
Progress Meetings	12	\$1,800
Site Meetings/Presentations	20	\$3,000
Final Level Cost Estimate & Schedule	60	\$9,000
Travel	None Anticipated	
TOTAL		\$51,600

Should additional directed hours extend above GMP Hours, actual hours and travel shall be agreed upon and billed at \$150 per hour plus any direct costs in accordance with the agreement. Cost estimate will include an open book copy of the estimate to include manhour, crew, and equipment analysis. Cost estimate will be in HCSS Heavy-Bid format and a PDF copy of the estimate will be provided. Please contact me with any questions or comments. I can be reached at 775-309-3116.

Sincerely,

John Collins
Pre-Construction Services Group

300 Sierra Manor Drive
Reno, NV 89511

October 21, 2024

Exhibit A

Mr. Peter Sangiorgio
Arrington Watkins Architects LLC
3003 North Central Avenue Suite 2400
Phoenix, AZ 85012

600 South Las Vegas Boulevard Suite 601
Las Vegas, NV 89101

**RE: Geotechnical Investigation Proposal
Washoe County Medical Infirmery and Medical Health Treatment Facility
911 Parr Boulevard, Reno, Washoe County Nevada**

Dear Mr. Sangiorgio:

Construction Materials Engineers, Inc. (CME) is pleased to submit this proposal to complete a geotechnical investigation for the proposed Washoe County Medical Infirmery and Medical Health Treatment Facility (MIMHTF) to be constructed on the north of the existing Washoe County Detention Facility at 911 Parr Boulevard, Reno, Washoe County Nevada.

The proposal outlines our understanding of the project, the scope of services we intend to provide, and an estimated fee schedule.

1.0 PROJECT DESCRIPTION

For the preliminary planning phase, the proposed site improvements are outlined as follows:

- **Earthwork:** Cuts of 12 to 14 feet and fills of less than 5 feet are anticipated for foundation installation, leveling the building pad, and promoting positive drainage. Depending on the building layout, cut slopes of up to 20 feet may be necessary to ensure access around the entire perimeter of the structure. Maximum cut slopes of 2H:1V or flatter will be required.
- **Site Development:** The MIMHTF will consist of a 3-story masonry or steel-framed building with no balconies.
 - The building footprint will be 40,430 Gross SF, with a total area of 121,290 Gross SF across all floors. The first floor will house the centralized medical infirmery. The Medical Infirmery and Mental Health expansion will connect to the main Washoe County Detention Facility building via a secure tunnel, visible from the control room between Housing Units 4 and 6. The MIMHTF will accommodate up to 224 beds, with alternating double-bunked cells.
 - All housing, infirmery, treatment rooms, and dayrooms will be on a single level to minimize the risk of self-harm.
 - The facility will be built near the former site of Housing Unit 5 which appears to be located north of the proposed structure footprint.
- **Structural Loads:** While specific structural loads are not available at this time, the following assumed loads are used for preliminary design for a three-story structure:
 - 10 to 14 klf for continuous spread footings, and 300 to 400 kips for isolated column footings.

Based on nearby subsurface exploration data from our internal geotechnical library, key design concerns for the project include potentially expansive near-surface clay soil overlying andesite bedrock. CME will assess the weathering of the andesite as encountered in the borings to assess the excavation difficulties associated with the proposed cuts at the site. To assess the subsurface conditions while minimizing site disturbance, we propose conducting vertical test borings along with geophysical testing, as detailed in Section 2.0.

2.0 SCOPE OF SERVICES

Our geotechnical investigation program will include a literature review, subsurface exploration using vertical test borings, Refraction Microtremor (ReMi) testing, laboratory testing, and engineering analyses. A description of the proposed scope of work is included as Sections 2.1 to 2.6.

2.1 LITERATURE REVIEW

Before initiating the field exploration, our engineer will conduct a review of available resources, including published geologic maps, fault hazard reports, soils maps, and geotechnical exploration data from nearby sites contained in our internal geotechnical library. This review will help identify documented geologic hazards that may affect the site and inform the scope of the field investigation.

2.2 USA NORTH 811 AND SITE ACCESS

Pre-Exploration Site Review:

- Prior to initiating the subsurface exploration, CME will meet with representatives of Washoe County, Washoe County Detention Facility staff, and/or pertinent design team members onsite to review site access limitations, exploration routes, go over guidelines to working within the fenced perimeter, and mark each project area for USA North 811 Coordination. In attendance will be our Geotechnical Project Manager and field engineer/geologist in charge of field activities.

Entry Permits and Traffic Control:

- Background checks and drug testing may be required. CME has included an allowance to comply with potential requirements if requested.
- Based on a review of Google Earth, the site appears to be enclosed by construction cyclone fencing. Access gates will need to be opened to allow our field crews entry for drilling and during USA North 811 notification, enabling them to perform the geophysical testing and during drilling operations.
- It is unclear if traffic control will be required. Three potential access routes have been identified on Figure 1 in Section 2.3. If our drill rig can access the future building pad via the northeastern most access gate, then traffic control and permits will not be required. If we need to access from the southwestern access road within UPRR ROW then traffic control will be required and a UPRR permit will be required. If we need access from the north-northeast, traffic control, NDOT Temporary Occupancy Permit, and NDOT approval from NDOT to lay down the T-post fencing temporarily will be required.
- We assume that the client will provide all necessary rights of entry and required permits this including but not limited to Washoe County and/or UPRR Encroachment Permits for drill rig access.
- For this project, we assume a detailed geotechnical work plan is not required. CME will provide a site plan showing the proposed exploration locations as well as description of the equipment used to the client for permitting or access purposes, if required.

Identification of Existing Utilities:

- CME will contact USANorth811 to determine the locations of existing utilities.

- Standard precautions will be taken by CME to minimize the risk of damaging underground structures. However, it's important to note that underground exploration carries inherent risks, as precise location of all underground structures may not be possible.
- Existing as-builts and site utility plans shall be provided by the client/owner prior to mobilization of drilling equipment to the site. All plans shall be to scale.

Responsibility for Damage or Disruption:

- Our fee does not encompass compensation for any damage or disruption of services, or for repair costs resulting from insufficient or incorrect data.
- In cases where damage to underground structures occurs due to insufficient or incorrect data, the client will be responsible for the cost of repair.

Private GPR Utility Locator Coordination:

- CME will contract with a private Ground Penetrating Radar (GPR) utility locator at the request of the client for an additional cost. This service may be used for privately owned utilities located within the upper 2 to 3 feet of the soil profile¹.

Onsite Water Source:

- CME anticipates the client will provide and onsite water source during drilling activities.

2.3 FIELD EXPLORATION

The subsurface exploration will include drilling up to 4 borings using a track mounted drill rig to depths ranging from 15 to 50 feet below ground surface. Drilling methods will include solid stem auger, hollow stem auger, and PQ or NQ coring where andesite bedrock impacts advancement of conventional augers. Soil samples will be collected at 2.5-to-5-foot intervals. The tentative boring location map with boring depths is presented below.

¹ This technique is may be **ineffective** for locating plastic, concrete, or asbestos-cement lines without tracer wires.

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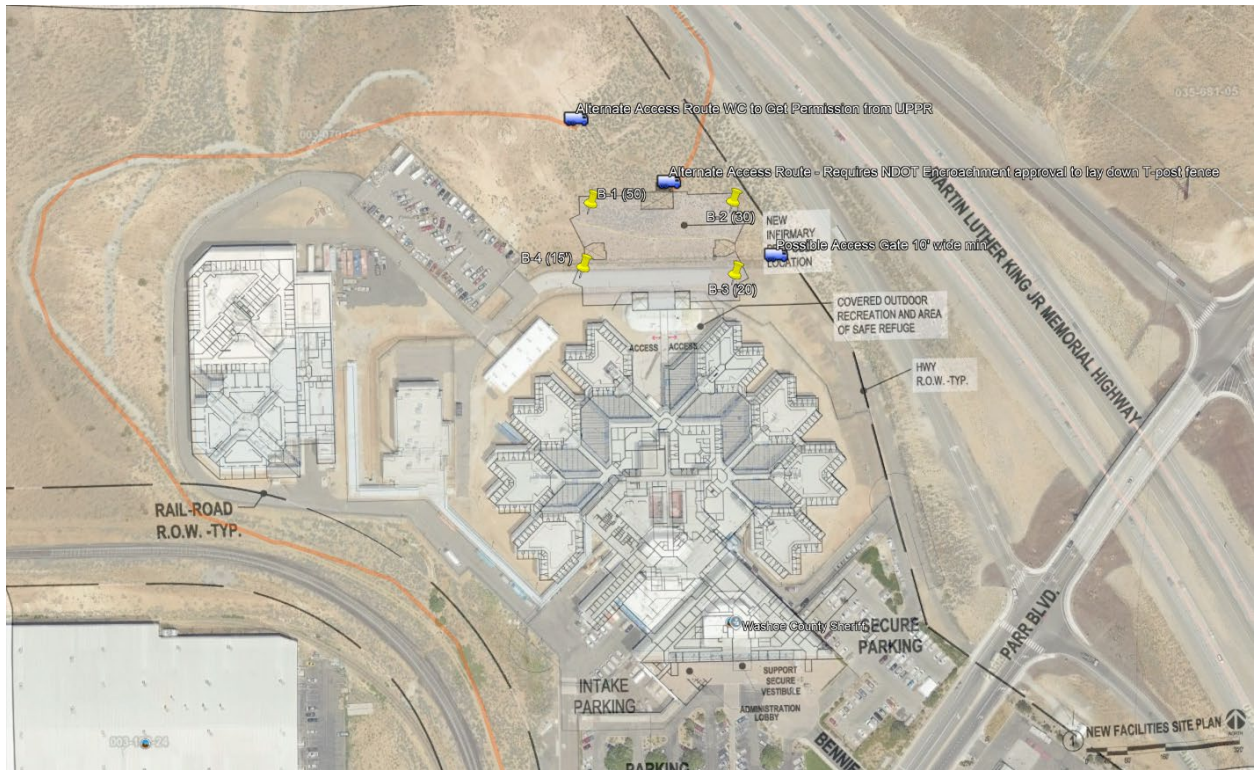


Figure 1: Tentative Exploration Location Map

A CME field representative will log the subsurface conditions encountered in the test borings and visually classify the soils in general accordance with the Unified Soil Classification System. Soil samples will be collected and returned to our laboratory for further testing. If groundwater is encountered, its surface elevation will be measured. Exploration locations will be backfilled cuttings and capped with [Aquaphalt](#) if located in paved areas. Excess soil cuttings and drilling mud will be sprayed in the vegetated area north of the Washoe County Detention Facility fenced perimeter on Washoe County owned land.

The scope and fee for this proposal assume that the site is accessible to the proposed exploration equipment. It's important to note that the proposed building footprint crosses the fenced perimeter, with the deepest cuts located north of the security fencing. Three potential access routes for the drill rig are identified on Figure 1:

- The northeastern route needs evaluation by our field crews to determine if the drill rig can safely meet the turning radius and width requirements.
- The north-northeastern route near NDOT Exit 71 will require NDOT permitting and coordination
- The westernmost route will require encroachment onto UPPR property. It should be noted extensive permitting may be required for this option based on recent CME experience with other projects adjacent to UPPR.

2.3.1 GEOPHYSICAL TESTING

Supplemental geophysical measurements will be performed at the site to provide generalized subsurface soil characterization data to determine the seismic site classification in accordance with the 2018 International Building Code and ASCE 7-16. One (1) geophysical field measurement using ReMi will be performed in general accordance with the method described by Louie (2001). The ReMi method provides an effective and efficient means to obtain basic subsurface profile information on an essentially continuous basis across the explored location.

2.4 LABORATORY TESTING

The purpose of the laboratory testing program is to evaluate the engineering and mechanical properties of the soil samples collected in the field. The anticipated laboratory tests include:

- **Index Property Testing:** Moisture content, grain size distribution, and plasticity to classify and characterize the soil.
- **Direct Shear and/or Consolidation Testing:** In-situ soil samples will undergo direct shear or consolidation testing if deemed necessary by the project geotechnical engineer, to assess shear strength and compressibility.
- **Soil Chemistry Testing:** Testing for soluble sulfates to evaluate potential chemical interactions with concrete and other materials.
- **Expansion Testing:** Fine-grained clayey soils (if encountered) may be assigned for expansion testing to evaluate their potential for shrink/swell.

2.5 REPORT AND ANALYSIS

Upon completion of our field, laboratory, and office studies, a geotechnical investigation report will be prepared for the project. The report will include:

- **Project Site Description:** Approximate locations of the field explorations, shown on a Site Plan.
- **Exploration Logs:** Descriptive logs of the borings performed for this study.
- **Summary of Soils and Geology:** General summary of the site's soils and geologic conditions.
- **Seismic Hazards:** Discussion of site seismicity, and parameters for seismic design,
- **Slope Stability Analysis:** For cut slopes up to 20 feet tall with 2H:1V slope angle which may be required on the north side of the structure.
- **Surface and Groundwater Conditions:** Overview of surface and groundwater conditions encountered during the exploration.
- **Recommendations:**
 - Earthwork and Site Preparation: General site grading, remedial earthwork, stabilization, clearing and grubbing, and subgrade preparation.
 - Reuse of Onsite Soils: Assessment of the suitability of onsite materials for reuse.
 - Foundation Design Parameters: Allowable bearing pressures, including sliding friction values and passive pressures, anticipated settlement
 - Lateral Earth Pressures: Static lateral earth pressures for retaining walls up to 6 feet in height and foundation systems.
 - Floor and Slab Support: Options for supporting floor slabs and concrete slabs-on-grade.
 - Concrete Slab-on-Grade: Recommendations for subgrade soil preparation, base course, and moisture prevention.
 - Permanent Slope Angle: Recommended slope angles for cut and fill, with results of global stability analysis for static and seismic conditions.
 - Moisture and Drainage: Discussion of moisture migration and general site drainage concerns.

2.6 MEETINGS

CME has budgeted for up to 14 hours to attend design meetings. All work for this take will be performed on-call per request of the client.

2.7 GENERAL SCOPE EXCLUSIONS AND ASSUMPTIONS

Construction Phase Materials Testing and Inspection: Construction phase services can be provided upon request and will be addressed in a separate proposal.

Subsurface Infrastructure Conflicts: Privately owned utilities will not be marked by USANorth811. Our field crews have no expertise in location of or determining the location of buried structures, vaults, or subsurface infrastructure. It is the owner's responsibility to notify our field crews of potential conflicts which may be present within the exploration area. In addition, the owner is responsible for field marking all privately owned subsurface infrastructure. Our field crews are not responsible for damage to subsurface infrastructure which has not been identified in the field or on a scaled site plan.

Unforeseen Conditions: During the geotechnical exploration process, unforeseen conditions such as buried debris, undocumented utilities, or geological anomalies may arise unexpectedly. These conditions have the potential to necessitate adjustments to the proposed exploration plan. In the event that such conditions are encountered, it may be necessary to develop a separate proposal to conduct further investigation and analysis.

Environmental Hazards: Our scope of work excludes investigation for environmental hazards. If a known hazard is encountered, CME will notify the client directly.

Percolation/Infiltration Testing: The scope of work outlined here does not include onsite percolation investigation for stormwater infiltration purposes. If you require these services, please provide us with details such as the area and depth of proposed infiltration on a scaled site plan. We will then prepare a proposal to perform the necessary testing.

Site Specific Spectral Response Analysis: A site-specific spectral response analysis is excluded from the proposed scope of work. If required, additional investigation will be warranted in excess of what is included in the current scope of work. A separate proposal can be prepared if required for this project.

Prevailing Wage: Our scope of work will be performed using standard rates. If [prevailing wage](#) rates will be required please notify our office immediately as this bid will need to be amended.

Work Hours: Our field exploration will be performed during standard work hours (M-F 7AM to 5PM).

Permits/Site-Specific Safety Training: Permit applications, permit fees, and client-run site-specific safety training are not included in the proposed estimate. If these services are needed, they can be added to our proposal upon request.

3.0 SCHEDULE

Field exploration can be scheduled between 6 and 8 weeks from the authorization to proceed based on the current drilling contractor's schedule.

Following field exploration, laboratory testing is expected to take up to 2 weeks to complete. The draft design level report will be available 6 to 8 weeks after field work is completed.

4.0 ESTIMATED FEES

It is assumed work for this project will be performed in 2025. We will provide our services, as outlined in Section 2.0, for the costs outlined in Table 1.

Table 1: Estimated Fees	
Task	Estimated Fees
Subsurface Exploration	
Coordination, Pre-exploration Meeting, USA North Clearance	\$3,100.00
CME Personnel, Equipment, & Materials	\$6,950.00
Drilling Subcontractor	\$19,100.00
Traffic Control Allowance	\$3,600.00
GPR Clearance (One-Day) Allowance	\$1,800.00
Allowance Background Checks and Drug Testing (Upon Request)	\$1,000.00
Laboratory Testing	\$4,700.00
Engineering Analysis & Report Preparation	\$6,200.00
On-Call Meetings	\$2,800.00
Estimated Fees	\$49,250.00
NOTES:	
<ol style="list-style-type: none"> One site mobilization will be required per area; outside costs will include a 10% markup. Coordination of necessary site access and permits will be the client's responsibility. Estimated fees are billed on a time and materials basis and treated as a total, not per task. The Traffic Control Allowance will be used only if necessary for site access. Assumes CME year 2025 rate schedule. 	

Any additional work, if required for this investigation, will be billed on a time and materials basis in accordance with our Standard Fee Schedule. Please contact the undersigned if you have any questions or require additional information.

Sincerely,

CONSTRUCTION MATERIALS ENGINEERS, INC.



Stella A. Hardy, PE
Geotechnical Project Manager
shardy@cmenv.com
Direct: 775-737-7569



Nicholas R. Anderson, PE, GE
Geotechnical Project Manager
nanderson@cmenv.com
Direct: 775-737-7583
Cell: 916-705-1959

