

Darrell White  
Interim Procurement Director  
Augusta Procurement Department  
535 Telfair Street, Room 605  
Augusta, Georgia 30901

February 18, 2025

Re: Fee Proposal for Space Planning and Programming & Schematic Design  
for Richmond County Jail  
RFQ Item #24-217

Dear Mr. White:

Treanor is pleased to submit this fee proposal to provide Design Services at the Charles B. Webster Detention Center. Thank you for the project scope discussion on September 13, 2024, February 12, and February 18, 2025. The information provided has been incorporated into this fee proposal. We deeply appreciate the opportunity to work with Richmond County and look forward to commission approval.

## 1. Project Parameters

- A. The Project consists of two phases, **Phase 1** includes a three hundred (300) detainee beds expansion and renovation and expansion to the Kitchen, Laundry, Warehouse and Central Plant facilities, and **Phase 2** includes an additional (300) detainee bed expansion. Both phases will be studied through two early design phases: Space Planning, Programming and Infrastructure Assessment, and Schematic Design.
  - i. Space Planning, Programming & Infrastructure Assessment
    - a. Determine and Schedule spatial needs and requirements for new housing, laundry, kitchen, and warehouse facilities to accommodate both the Phase 1 (300 bed) and Phase 2 (600) bed expansion scenarios. This effort involves user group discussions and reviews to understand what type of spaces are needed, the area required, and how these new spaces are intended to operate.
    - b. Observe the existing infrastructure and central power plant as it relates to the feasible service for new and expanded facilities. This effort involves conducting an existing documentation review and a site discovery visit to understand the current condition and capacity of building systems.
  - ii. Schematic Design
    - a. With the information discovered and documented in the Space Planning, Programming and Infrastructure Assessment Phases, Schematic Design would involve the conceptualization of the Program as found feasible in the Infrastructure Assessment effort. This effort involves the conceptual diagramming of the new construction facilities (accommodating Phase 1 and Phase 2 expansion scenarios), inclusive of how the new housing units are distributed and organized, their location on site, and their tie into existing facilities infrastructure. Options, such as Hybrid Direct and Indirect Supervision Units and Site Expansion, such as to the East or West, shall be explored.

## B. Assumptions and Clarifications

- i. Future Design Phases: Per the RFQ and scope discussions with Richmond County, this fee proposal includes fees associated only with the specified and described services above. It is our understanding that the agreement shall be open to amendment to include services for future design phases.
- ii. Exclusions: The following services are excluded from the services proposed:
  - a. Future Bed Need Projections
  - b. Staffing Requirements
  - c. Operational Costs and Narratives
  - d. Population, Classification, and Staffing Analysis
  - e. Survey, Geotechnical, and Environmental Testing Services
  - f. Hazardous material survey and abatement
  - g. Landscape Design

## 2. Schedule

Space Planning, Programming & Infrastructure Assessment	3 months
Schematic Design	5 months
<b>TOTAL</b>	<b>8 months</b>

## 3. Project Cost Assumptions:

### A. Total Project Cost Assumptions:

- i. Total project cost of \$115,000,000.00 will be outlined as follows:
  - a. \$80,000,000.00 for construction only of the 300-bed expansion, kitchen, laundry, warehouse, and central plant modifications to support the (300) bed expansion only and existing operations.
  - b. \$16,000,000.00 allotment for escalation at 10% each year for the next 2.5 years.
  - c. \$15,000,000.00 allotment for the renovations at the current detention facility, including but not limited to the gates, doors, locks, roofs, etc.
  - d. \$4,000,000.00 allotment for furniture, fixtures, and equipment, as well as potential project change orders.

## 4. Fees:

- A. Consultant Fees based on the \$80,000,000.00 **Phase 1** 300 bed-expansion and the planning & concepts for a future **Phase 2** 300 bed-expansion, construction costs to be determined.

### B. Fees calculated as follows:

- i.  $\$80,000,000 \times 7.25\%$  Architectural & Engineering fee = \$5,800,000
- ii. Fee breakdown by phase:
  - a. **Space Planning, Programing & Infrastructure Assessment = \$290,000**
  - b. **Schematic Design = \$870,000**
  - c. Design Phases not included in current scope of work and to be negotiated upon conclusion of the Schematic Design phase.
    - 1) Design Development = \$1,160,000
    - 2) Construction Documentation = \$1,740,000
    - 3) Construction Administration = \$1,740,000

## 5. Compensation:

- A. Treanor shall receive a maximum of **One Million, Five Hundred and Forty Thousand Dollars and Zero Cents (\$1,540,000)** from the client for Space Planning, Programing & Infrastructure Assessment and Schematic Design for both Phase 1 and Phase 2 capacity expansion outlined in the proposal. Phase breakdown below:
- i. **Phase 1** Space Planning, Programing & Infrastructure Phase (\$290,000)
    - a. Consultant fee detail:
      - 1) Architect of Record (Treanor) = \$164,430
      - 2) Civil, Structural, MEP & Low Voltage Engineer (JLA) = \$70,470
      - 3) Food Service & Laundry Designer (Camacho) = \$12,760
      - 4) Security Electronics Engineer (Latta Tech) = \$14,500
      - 5) Cost Planning (Gleeds) = \$27,840
  - ii. **Phase 1** Schematic Design Phase (\$870,000)
    - a. Consultant fee detail:
      - 1) Architect of Record (Treanor) = \$474,000
      - 2) Civil, Structural, MEP & Low Voltage MEP Engineer (JLA) = \$316,000
      - 3) Food Service & Laundry Designer (Camacho) = \$17,300
      - 4) Security Electronics Engineer (Latta Tech) = \$14,000
      - 5) Cost Planning (Gleeds) = \$48,700
  - iii. **Phase 2** Programming Planning and Schematic Design (\$380,000)
    - a. Additional 2 months required for planning and schematic design schedule to develop the phasing program and phasing schematic design scenarios. This is a Lump Sum fee to be distributed to consultants at a similar proportion to Phase I effort.
    - b. Consultant fee detail:
      - 1) Architect of Record (Treanor) = \$207,500
      - 2) Civil, Structural, MEP & Low Voltage MEP Engineer (JLA) = \$138,000
      - 3) Food Service & Laundry Designer (Camacho) = \$7,600
      - 4) Security Electronics Engineer (Latta Tech) = \$6,000
      - 5) Cost Planning (Gleeds) = \$20,900
- B. Additional Services: Fees for Additional Services shall be formatted around hourly billing rates, following the Hourly Billing Rates Table of Exhibit A.
- C. Reimbursable Expenses: It was noted in the August 29<sup>th</sup> discussion that Expenses shall be included in the Lump Sum Fee and that expenses shall not be considered reimbursable.

## 6. Deliverable

- A. The Final Deliverable will consist of the final Space Needs Program, Infrastructure Report, Schematic Design Relationship Diagrams, Discipline Narratives, Plans, and Cost Plan Summary into a report document. This report shall be provided to Richmond County in twelve (12) printed copies and a digital PDF file.

We greatly appreciate the opportunity to serve these needs of Richmond County. If you have any questions, comments, or concerns about this fee proposal, please do not hesitate to contact me. If this proposal is deemed acceptable, please sign and return.

Sincerely,

Accepted By:



John Eisenlau AIA  
2/18/25

Owner

### Principal

Treanor

[jeisenlau@treanor.design](mailto:jeisenlau@treanor.design)

**d** 404.994.5661

**c** 404.860.4098

Title

Enclosures:

Exhibit A: Treanor 2025 Standard Billing Rates Table



**To our valued clients:** The standard hourly rates quoted below are effective from February 1, 2025. Rates are subject to change based on annual review of market conditions, labor, and overhead costs. These rates apply only to projects and efforts billed on an hourly basis.

## **Standard Billing Rates**

**Effective February 1, 2025**

<b>Category</b>	<b>Hourly Rate</b>
Senior Principal	\$370
Principal II	\$350
Principal I	\$290
Project Lead IV	\$260
Project Lead III	\$235
Project Lead II	\$215
Project Lead I	\$200
Designer IV	\$170
Designer III	\$155
Designer II	\$135
Designer I	\$125
Landscape Architect	\$205
Civil Engineer II	\$163
Civil Engineer I	\$125
Intern I	\$75
Admin III	\$195
Admin II	\$150
Admin I	\$115