



September 11, 2020

Mack McDonald, Chief Administrative Officer
San Juan County
P.O. Box 9
117 South Main Street #221
Monticello, Utah 84535

Via e-mail: mmcdonald@sanjuancounty.org

RE: San Juan County Justice Courts/County Sheriff Center Expansion Project Feasibility Study

Mack:

ajc architects and our consulting engineers are providing the following fee proposal to provide a Feasibility Study for the San Juan County Justice Courts /County Sherriff Center Expansion project. Based on the information you have provided, we understand the Scope of Work to be as follows.

Scope of Work

Provide a study to explore the possibility of an addition to the existing building.
The existing building is approximately: 36,500 GSF
New addition approximately 25,000 GSF – 35,000 GSF (two levels).

Services Provided

- Architectural: **ajc architects**
Graphic and Narrative Site Analysis
Zoning and Code Analysis
Summary of Spaces Spreadsheet (for new addition)
Diagrammatic Adjacency Studies
Test Fit Floor Plan(s)
Test Fit Site Plan
Massing Study
Architectural Narrative
- Structural: **Reaveley Engineers + Associates**
Narrative for proposed structural system of new addition
- Mechanical: **WHW Engineering Inc.**
Narrative on existing systems and proposed new systems.
- Electrical: **BNA Consulting**
Narrative on existing systems and proposed new systems.
- Civil: **Jones & DeMille Engineering**
Preliminary Site Plan
Narrative on approach of proposed civil requirements (drainage, parking, utilities, etc.)
- Cost Estimating: **Construction Control Corporation**
Utilizing drawings and narrative provided by the design team, provide an Order of Magnitude (Feasibility Level) Construction Cost Estimate.

Fee Proposal: \$42,500*

Architectural: \$26,000
Civil: \$ 2,000
Structural: \$ 2,000
Mechanical: \$ 4,500
Electrical: \$ 5,000
Cost Estimating: \$ 3,000

Fee includes: (1) Site visit for Architectural (2 People)
(1) Site visit for Mechanical (1 person)
(1) Site visit for Electrical (1 person)
(1) Site visit for Civil (1 person)

All other meetings will be via GoToMeetings.

Items Provided by Client

Existing Conditions Construction Documents*
Drawings completed previously of Addition/Renovation that was not constructed

* Fee is based on receiving these documents. If these documents are not available, an additional **\$ 5,000** will be required to field verify the existing floor plans and create base plans for use with the Feasibility Study.

Deliverables

Final Feasibility Study Document (to be provided electronically via pdf)

Items Excluded

Landscape
Fire Suppression
LEED Documentation/Certification
Meetings on site beyond (1) per discipline listed above
Hard Copy Prints
Renderings

We appreciate this opportunity to work with you and San Juan County. Please review this proposal and let me know if you have any questions or need any additional information regarding this proposal.

Sincerely- Jill A. Jones, AIA LEED® AP BD+C
Principal Architect, **ajc architects**

