



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

August 28, 2023

Monroe County Board of Commissioners
C/O: Angie Purdie, Monroe County Commissioners' Administrator
Jeff Cockerill, Monroe County Attorney
Monroe County Courthouse
100 W Kirkwood Avenue
Bloomington, Indiana 47404

Re: Monroe County Jail/Justice Center
DLZ Indiana, LLC Agreement – Justice Center Scope & Fee Memo

Dear Commissioners:

On August 17, 2023, Angie Purdie and Jeff Cockerill had a Zoom meeting with Eric Ratts and Scott Carnegie of DLZ. The purpose of the Zoom meeting was primarily to discuss the following items:

1. Monroe County possibly pursuing design and construction of the entire Monroe County Justice Center complex (in lieu of only the Sheriff's Office & Jail). DLZ was asked to estimate the approximate anticipated Hard Construction Cost for the Justice Center area in addition to the Sheriff's Office & Jail.
2. DLZ was asked to estimate the approximate anticipated Hard Construction Cost of a four hundred (400) inmate rated bed Sheriff's Office & Jail.
3. DLZ's currently proposed Basic Services Lump Sum fee – as submitted in the draft Agreement transmitted to Angie Purdie & Jeff Cockerill on June 21, 2023. The proposed Basic Services Lump Sum fee ranges from 5.75% for a \$60,000,000 to 5.31% for a \$80,000,000 Sheriff's Office & Jail project. DLZ was asked to revisit the Lump Sum fee in hopes of being in the 4.5% to 4.25% range.

In response to each of the above items:

1. Regarding the approximate anticipated Hard Construction Cost of a Monroe County Justice Center complex (in addition to the Sheriff's Office and Jail), DLZ stated without the benefit of yet performing building programming where building gross square footage (gsf) is identified, there needs to be a gsf number preliminarily identified in which an approximate anticipated Hard Construction Cost is based upon.

Jeff forwarded an e-mail on August 17, 2023 and Richard Crider forwarded an e-mail dated August 24, 2023 that contained an inventory of existing Monroe County Justice related departments gsf per below:

- a. Justice Center 52,000 gsf (Sheriff's Office & Jail 82,000 gsf not included)

b. Johnson Building	12,000 gsf
c. Curry Building	20,040 gsf
d. Fiscus Building	4,800 gsf
e. <u>Shower's Building</u>	<u>2,392 gsf</u>
TOTAL:	91,232 gsf

Based upon the above existing total of 91,232 gsf + an approximate 50% additional gsf to accommodate existing square footage deficiencies and for anticipated growth, the total gsf equates to 136,848. DLZ believes a Hard Construction Cost for an approximate 136,848 gsf Justice Center to be between \$70,000,000 and \$75,000,000.

Note - This anticipated Hard Construction Cost range is based on an anticipated Summer 2024 Procurement period and is provided without the benefit of yet performing Building Programming where building gross square footage (gsf) is confirmed. Building gross square footages may be adjusted as a result of completing Building Programming.

2. Regarding the approximate anticipated Hard Construction Cost of a four hundred (400) inmate rated bed Sheriff's Office & Jail, DLZ believes a range between \$72,000,000 and \$77,000,000 should be anticipated.

Note - This anticipated Hard Construction Cost range is based on a Summer 2024 bidding period, an approximate 120,000 gsf building, and is provided without the benefit of yet performing Building Programming where building gross square footage (gsf) is confirmed. Building gross square footages may be adjusted as a result of completing Building Programming.

3. Regarding DLZ's currently proposed Lump Sum fee for Basic Services – as submitted in the draft Agreement transmitted to Angie Purdie & Jeff Cockerill on June 21, 2023, DLZ proposes the following:
 - a. Predesign/Additional Services includes Site Master Planning and Building Programming. These Predesign/Additional Services are not included in the Architect's Basic Services per the Standard Form of Agreement Between Owner and Architect (Agreement). DLZ proposes to perform Site Master Planning and Building Programming per Article 3.1.8 of the aforementioned draft Agreement on an hourly not-to-exceed (NTE) amount of:

i. Sheriff's Office & Jail	\$160,000
ii. Justice Center (in addition to the Sheriff's Office & Jail)	\$155,000

Building Programming includes meetings with various User Groups at a frequency of approximately every two weeks. With User Group discussion/input, a spreadsheet will be developed for each department that identifies the required/desired space requirements. Each space will include the anticipated net square footage and other important requirements such as

spatial relationships, access to natural light/views, primary security considerations, acoustic requirements, etc.

The Building Programming will also include a Conceptual Design. The Conceptual Design will translate the Building Program spreadsheet into a conceptual building(s) layout graphic (drawing) that identifies approximate spatial square footages, spatial adjacency relationships, primary circulation, etc. The Conceptual Design will be utilized in the development of the Site Master Plan. The Building Program, Conceptual Design and Master Plan is the foundation for the development of the project in which subsequent design phases will be based upon.

The Building Program, Conceptual Design and Site Master Plan will be presented to the County Commissioners for approval. Upon Commissioner approval, DLZ will commence the Schematic Design Phase.

Similarly to DLZ's Agreement for the Monroe County Justice Center Initial Site Evaluation, when/if the contract amount is approximately 75% expended, DLZ will notify Monroe County in writing and a Supplement to the Agreement will be discussed with an additional hourly NTE fee amount mutually agreed upon.

- b. DLZ proposes to provide Basic Services which includes Schematic Design, Design Development, Construction Documents, Procurement and Construction Phase Services, per the aforementioned draft Agreement, for a Lump Sum fee of 4.5% of a Hard Construction Cost range of \$70,000,000 to \$150,000,000. Hard Construction Cost includes the total of any combination of the Sheriff's Office and Jail and/or the Justice Center.

We sincerely appreciate the opportunity to work with Monroe County on this project. If you have any comments, please contact Scott Carnegie at 317.633.4120 or by email at scarnegie@dlz.com.

Respectfully submitted,
DLZ INDIANA, LLC



Laurie D. Johnson, PE
Vice President



Eric B. Ratts, AIA
Vice President

Copy: DLZ: BG, SAC, KM
