Proposal for Architectural, Engineering, and Interior Design Services for the Caldwell County Courthouse Project

On September 12, 2022, after a request for qualifications (RFQ) process for architectural design services, Moseley Architects presented their professional qualifications, as well as their current and completed courthouse projects to the Caldwell County Board of Commissioners. Following the presentation, the Caldwell County Board of Commissioners voted and approved the County Manager to enter into a contract with Moseley Architects to conduct a needs assessment and provide survey services for the Courthouse.

Moseley Architects has completed the initial needs assessment and survey services for the Courthouse project which included the space needs, conceptual design, building assessment, site evaluation, boundary survey, topographic survey, and subsurface utility engineering.

Moseley Architects is now ready to proceed to the next phase of this project and has presented for proposal the architectural, engineering, and design services for the Caldwell County Courthouse Project which consists of the construction of an approximately 132,000 square foot Courthouse which will contain 66,000 square feet of finished office and courtroom space for the Clerk's office, District Attorney office, District and Superior courtrooms; 33,000 square feet for holding areas and lower-level secure parking, a sallyport; and 33,000 square feet of shell space for future expansion.

This phase of the project shall be delivered using Moseley Architects for the architectural portion with a hired Construction Manager at Risk (CMaR) for the construction. It will be constructed under a single, stipulated sum construction contract pursuant to solicited competitive bidding by the CMaR.

Moseley Architects proposal for Basic Services consists of normal architectural; structural engineering; mechanical (HVAC, plumbing, and fire protection) engineering; electrical engineering; and civil engineering services for the Schematic Design, Design Development, Construction Documents, Bidding, and Construction Phases as described herein and as defined in AIA Document B151-1997, Standard Form of Agreement Between Owner and Architect, with such amendments as may be agreeable to both Caldwell County and Moseley Architects.

Moseley Architects proposes a lump sum compensation for the services defined above. The lump sum cost of the services for each phase, including expenses for travel, communication, and reproduction of documents, is as follows.

Basic Services – Base Building	
Schematic Design	$709,538.00
Design Development	$946,050.00
Construction Documents	$1,655,588.00
Bidding Phase	$236,513.00
Construction Phase	$1,182,563.00
Subtotal Basic Services	**$4,730,252.00**

Additional Services

Parking Deck Design (SD, DD, CD, BN, and CA)	$330,000.00
Furniture Design and Procurement Services	$184,800.00
Record Drawings	$10,000.00
Warranty Period Assistance (Hourly not-to-exceed)	$10,000.00
Subtotal Additional Services	**$534,800.00**
Grand Total All Services	**$5,265,502.00**

The cost of the services is not tied to the construction cost. It is based on the level of effort and professional time required to provide the services. A detailed summary of services is included in the attached proposal

Timeline of the project is as follows:
Aug-2024 start.
10-01-2024 finish SD, CmaR on board, early estimate. All departments, users, powers to be have approved plans/ elevations.
1-01-2025 finish DD (submit DD to DOI), CMaR estimate.
- 1-02-2025 - CMaR – Start early site demo package GMP
- 3-01-2025 - CMaR – Submit GMP to Owner for early site demo package
- 4-01-2025 – County Approves Early Site package.
- 4-02-2025 – CMaR Starts Early site Demo package.

4-1-2025 Finish CD (submit to DOI), Final CmaR estimate.
6-1-2024, incorporate all Review comments, Final GMP Documents.
6-2-2025 Cmar Start GMP Process (4 weeks to get subs, 2 weeks to rebid any packages, 2 weeks to finalize and submit to Owner).
8-1-2025 CmaR submit GMP to County
9-1-2025, County Approves GMP
9-2-2025 – Start Construction, Early Site/ Demo package is completed.

18 months construction (add more to construction if needed)
3-01-2027 Construction Completed.
4-01-2027 Owner Furniture/ set up complete, Occupied.