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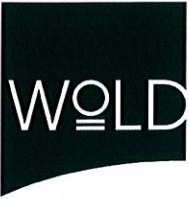
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Addendum No. 1

Request #19196

Architectural and Engineering Design Services

Project #FSS16-0301



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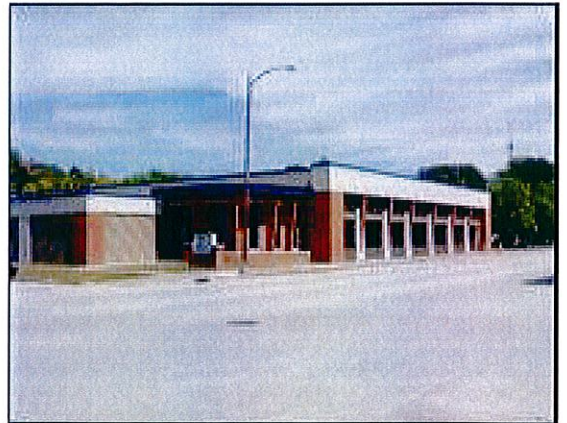
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Departmental Space Study

Scott County
600 West 4th Street
Davenport, Iowa 52801



January 6, 2015

Minnesota
Illinois
Michigan
Colorado
Iowa

Commission No: 153047



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INTRODUCTION

Scott County Facility and Support Services commissioned Wold Architects and Engineers to complete a departmental space study for the repurposing of spaces in the Scott County Courthouse, Scott County Administrative Building, and the Scott County Juvenile Detention Building/County Engineering Building. The study is to develop a schematic floor plan and space layout for each identified area in order to provide the County with budgetary numbers leading into 2016.

Work at each building is to be considered as a separate project, as construction will need to happen independently at each location to allow for relocating of Departments into the renovated spaces. This study is broken down by building and in order of work to be completed; Scott County Courthouse, Scott County Administrative Building, and the Scott County Juvenile Detention Building/County Engineering Building.

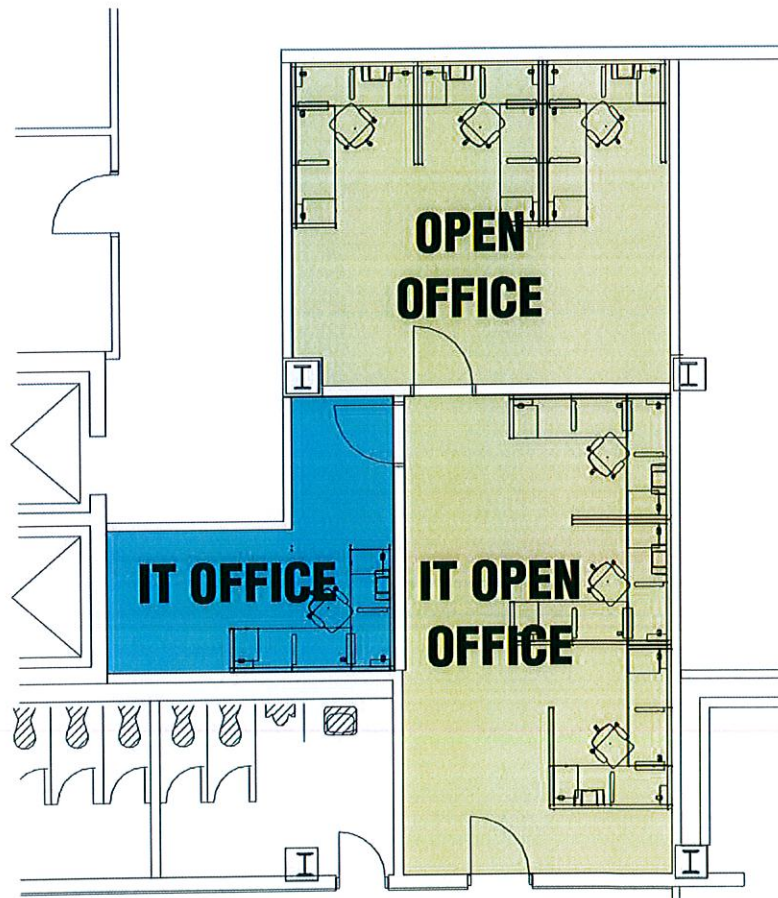


SCOTT COUNTY COURTHOUSE: Repurpose Iowa Courts Information Services to shared County IT/Iowa Courts Information Services office space

Project information: The first project that will need to be completed is repurposing the existing Iowa Courts Information Services space in the basement of the County Courthouse into shared, but separate, office space for Iowa Courts Information Services and County IT staff. The County IT staff will relocate to the new space from the County Administrative Building. The following outlines the criteria used to create the schematic floor plan of this space, the scope of work included with each schematic floor plan, and the estimated project budget numbers.

Scott County Courthouse Schematic Floor Plan and Criteria:

- Existing office to be reused as new County IT office.
- Iowa Courts Information Services access to shared open office through County IT space acceptable to Owner. Iowa Courts Information Services space to accommodate two-three workstations.
- County IT open office area to accommodate a minimum of three workstations.
- Plan Not To Scale.





Scott County Courthouse Scope of Work:

Demolition

- General demolition of the defined space, including but not limited to the removal of the raised access flooring, existing storefront as required, general flooring including base, ceilings, and wall finishes as necessary. Existing windows at this area are not scheduled to be removed and will be framed over for cost savings.

Construction

- New gyp board wall will be constructed to furr out past the existing walls and to provide pathways for new power and data requirements.

Finishes

- New carpet, rubber base, ACT ceiling, and wall finishes of paint.

Fire Protection

- Extend existing wet-pipe fire suppression system piping to renovated areas and provide coverage in accordance with NFPA 13.

Plumbing

- No plumbing work is anticipated in the space.

HVAC

- Demolition existing heating/cooling equipment serving the space.
- New VAV boxes and associated ductwork.
- Modify hydronic piping (as necessary) to serve equipment.
- New DDC temperature controls system, integrated with building's existing BAS.

Power/Data

- Panelboards 'A' and 'B', and the MPD computer room switchboard will be demolished. Existing loads from the MDP switchboard will be re-fed from the new main switchboard.
- New power devices will be installed.
- New data rough-ins provided for Owner installed cabling.

Lighting

- New lighting with controls.

Security

- New fire alarm devices to be installed.



Scott County Courthouse Estimated Project Budget:

Note that the 1.3 multiplier is assumed to include the following items for a typical remodel project; 10% Project Contingency, 10% Professional Services (Fees, Testing, Etc.), and 10% Furniture, Fixtures, and Equipment (FF&E). Required abatement or remediation of buildings is not included in the budget numbers below. A 4% rate of inflation should be added to project costs for each additional calendar year that a project is postponed.

The budget numbers below were created by an itemized take off of the assumed build out of each space as defined by the Owner.

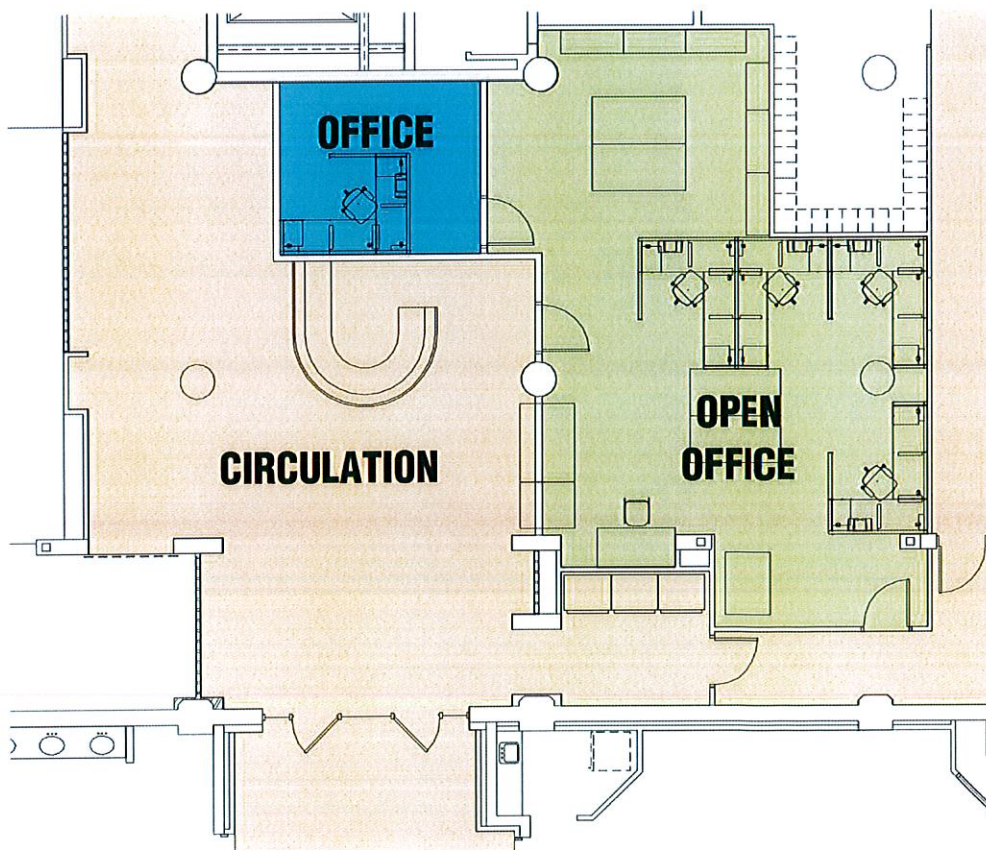
Construction Cost:	\$154,540.00
Project Multiplier:	1.3
Project Cost:	\$200,900.00

SCOTT COUNTY ADMINISTRATION BUILDING: Repurpose first floor IT offices to County Planning and Development offices

Project information: Once the County IT staff has moved into the new space at the Courthouse, the second project to be completed is repurposing the existing County IT offices and a portion of the existing main entrance circulation at the County Administration Building into new offices for the County Planning and Development Department. The following outlines the criteria used to create the schematic floor plan of this space, the scope of work included with each schematic floor plan, and the estimated project budget numbers.

Scott County Administration Building Schematic Floor Plan and Criteria:

- Existing County IT offices to be combined for use by County Planning and Development Department.
- Open Office area to accommodate a minimum of five workstations, and house a front "face" transaction counter.
- One private office for the County Planning and Development Director to be provided.
- The existing information desk to be removed and a new desk to be built to face the main entrance.
- Space from the main circulation area can be repurposed to provide additional space for the County Planning and Development Department.
- Plan Not To Scale.





Scott County Administration Building Scope of Work:

Demolition

- General demolition of the defined space, including but not limited to openings, general flooring including base, ceilings, walls, and wall finishes as necessary. The existing information desk will be completely demolished.

Construction

- New gyp board walls and openings will be installed as located on the floor plan.
- A new information desk will be installed at the main entrance.
- A new public transaction counter will be installed in the Planning and Development Department at the location shown on the floor plan.

Finishes

- New Carpet, rubber base, ACT ceiling, and wall finishes of paint in the new Planning and Development Department.
- Finishes in the main entrance/circulation area will be patched and installed to match the existing conditions.

Fire Protection

- Modify existing wet-pipe fire suppression system to provide coverage in accordance with NFPA 13.

Plumbing

- No plumbing work is anticipated in the space.

HVAC

- Demolish existing heating/cooling equipment serving the space.
- Modify VAV boxes and associated ductwork.
- Modify hydronic piping (as necessary) to serve equipment.
- New DDC temperature controls system, integrated with building's existing BAS.

Power/Data

- New Power devices will be installed.
- New Data rough-ins provided for Owner installed cabling.

Lighting

- New lighting with controls.

Security

- Card Reader rough-ins provided for Owner installed access control.
- New Fire Alarm devices to be installed.



Scott County Administration Building Estimated Project Budget:

Note that the 1.3 multiplier is assumed to include the following items for a typical remodel project; 10% Project Contingency, 10% Professional Services (Fees, Testing, Etc.), and 10% Furniture, Fixtures, and Equipment (FF&E). Required abatement or remediation of buildings is not included in the budget numbers below. A 4% rate of inflation should be added to project costs for each additional calendar year that a project is postponed.

The budget numbers below were created by an itemized take off of the assumed build out of each space as defined by the Owner.

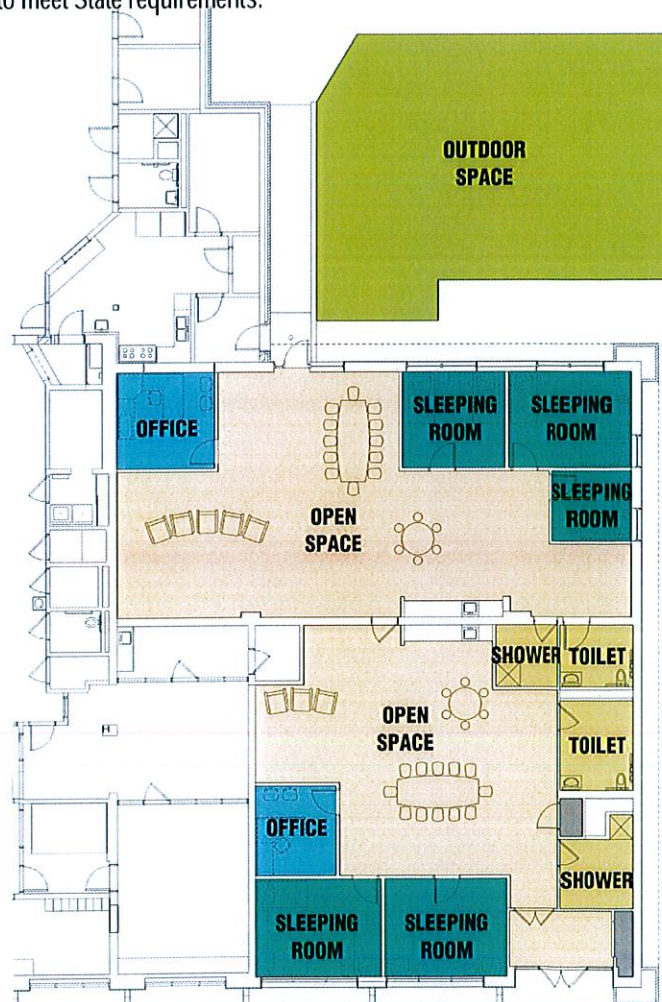
Construction Cost:	\$138,855.00
Project Multiplier:	1.3
Project Cost:	\$180,512.00

SCOTT COUNTY JUVENILE DETENTION / ENGINEERING BUILDING: Repurpose County Engineering offices to Day Shelter

Project information: The final project to be completed is the renovation of the existing Engineering Department into a Day Shelter with immediate adjacencies to the existing Juvenile Detention Center. This project will be able to commence once the Engineering Department has been moved into the renovated space at the new Eldridge location and the Planning and Development Department relocates to the County Administration Building. The following outlines the criteria used to create the schematic floor plan of this space, the scope of work included with each schematic floor plan, and the estimated project budget numbers.

Scott County Juvenile Detention Center Schematic Floor Plan:

- The north portion of the existing space will house long term shelter clients and will need the following spaces provided; two 2-person sleeping rooms, one 1-person sleeping room, one office, open shared living space, a kitchenette with sink, counter, and space for a mini refrigerator.
- The south portion of the existing space will house weekend shelter clients and will need the following spaces provided; two 2-person sleeping rooms, one office, open shared living space, a kitchenette with sink, counter, and space for a mini refrigerator.
- It would be ideal to provide a single stall toilet and single stall shower room accessible from each shelter area.
- All spaces must meet the State requirements for shelter facilities (list of requirements provided by Owner).
- Outdoor space to be sized to meet State requirements.
- Plan Not To Scale.





Scott County Juvenile Detention / Engineering Building Scope of Work:

Demolition

- General demolition of the defined space, including but not limited to gutting the existing toilets, removing all built-in casework, openings, general flooring including base, ceilings, walls, and wall finishes as necessary.

Construction

- Existing windows to be replaced with new operable windows.
- Providing a new door to the north outdoor space.
- New gyp board walls and openings will be installed as located on the floor plan.
- New casework will be installed at each shelter area for "kitchenette" space.
- Outdoor space to be a concrete play area with basketball hoop.
- Outdoor space to be screened from existing parking lot with new wood fencing.
-

Finishes

- New Carpet, rubber base, ACT ceiling, and wall finishes of paint. Toilet and shower rooms will be finished with tile.

Fire Protection

- Modify existing wet-pipe fire suppression system to provide coverage in accordance with NFPA 13.

Plumbing

- Demolish existing toilet room fixtures.
- New toilet room fixtures, including showers, and new shared sink.

HVAC

- Demolish existing heating/cooling equipment serving the space.
- Modify VAV boxes and associated ductwork.
- Modify hydronic piping (as necessary) to serve equipment.
- New DDC temperature controls system, integrated with building's existing BAS.

Power/Data

- New Power devices will be installed.
- New Data rough-ins provided for Owner installed cabling.

Lighting

- New lighting with controls.

Security

- Card Reader rough-ins provided for Owner installed access control.
- New Fire Alarm devices to be installed.
- Public address speakers to be installed.



Scott County Juvenile Detention / Engineering Building Estimated Project Budget:

Note that the 1.3 multiplier is assumed to include the following items for a typical remodel project; 10% Project Contingency, 10% Professional Services (Fees, Testing, Etc.), and 10% Furniture, Fixtures, and Equipment (FF&E). Required abatement or remediation of buildings is not included in the budget numbers below. A 4% rate of inflation should be added to project costs for each additional calendar year that a project is postponed.

The budget numbers below were created by an itemized take off of the assumed build out of each space as defined by the Owner.

Construction Cost:	\$509,640.00
Project Multiplier:	1.3
Project Cost:	\$662,530.00