



July 3, 2024

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Mr. Thomas Sheridan  
City Manager  
City of Hudson  
1140 Terex Road  
Hudson, Ohio 44236

Re: FEE PROPOSAL CLARIFICATIONS – POST 2<sup>nd</sup> INTERVIEW  
Public Works Facility and Site Improvement Project Design

Mr. Sheridan:

It was a pleasure to meet with you and your staff to discuss our proposal for professional services for the Hudson Public Works Facility.

Per our discussions, the City would like to include more services in the base project, as well as identify several "if needed" services to our proposal. It is also our understanding that the City wants to include the HPP Building in the base project, however we are still listing that separately for City Council review.

**SCOPE ADDED TO BASE PROJECT:**

**Traffic Analysis: \$3,800.00**

Our civil engineer, Kevin Noble at Scheeser Buckey Mayfield, spoke with the City Engineer last week about the required traffic study. This will require about 3 days of work that was not included in our initial proposal.

**"IF AUTHORIZED" SERVICES:**

The following are ALLOWANCES that can be identified in the professional services agreement. At the time that these services may be authorized, we may have more information that would allow us to be more specific, or we could perform on an hourly-not-to-exceed basis.

**Geothermal system design \$40,000.00**

Our mechanical engineer, Vince Feidler at Scheeser Buckley Mayfield, provided a range of cost between \$30,000 and \$40,000 to design a geothermal system as a Bid Alternate in addition to the traditional system that is included in the base project fees. An allowance of \$40,000 is adequate.

**Wetland Permitting Services \$20,000.00**

Our geotechnical engineer, Paul Bowyer at Intertek PSI, provided a range of \$5,000 to \$20,000 to provide services for permitting required if there are wetlands on the site that need to be mitigated. The cost range depends on the extent of the wetlands to be mitigated. That is the cost that would be added to the BCI contract. An allowance

Please note, if wetlands are identified that need to be mitigated, the cost to the City to purchase wetland offset credits could range from \$85,000 - \$175,000. Since this is a wooded wetland, the requirement is a 2.5 to 1.0 ratio. To mitigate 1/2-acre of wetlands, you need to buy 1.25-acres in offsite credits. The

base cost per acre is \$70,000, which would result in a cost of \$85,500 for that 1/2-acre. If there is a full acre, the cost would be \$175,000.

**Additional Public Meetings** **\$2,850.00**

According to our initial fee spreadsheet, we have included \$5,700 for the two public meetings in the base fee. The cost for each additional meeting would be half that.

**DESIGN SERVICES FEES:**

**BASE PROJECT (OPTION 1)**

*(including traffic analysis)*

**Programming** **\$93,295.00**

*(scope from RFP items 1, 2, 3, 4, 6)*

**Design Phase (30%)** **\$291,525.00**

*(scope from RFP items 5, 7, 8, 9, 10)*

**Construction Docs** **\$547,640.00**

*(scope from RFP items 7, 11, 12, 13)*

**Bidding Phase** **\$13,570.00**

*(scope from RFP item 14)*

**Construction Admin** **\$187,275.00**

*(scope from RFP items 15, 16, 17, 18, 19)*

**HPP BUILDING (OPTION 2)**

**\$9,140.00**

**\$160,970.00**

**\$278,550.00**

**\$5,215.00**

**\$38,730.00**

Sub-total Base Project: **\$1,133,305.00**

HPP: **\$492,605.00**

**TOTAL BASE FEES:**

**\$1,625,910.00**

**Allowances for "IF AUTHORIZED" fees:**

Geothermal System design: \$40,000.00

Wetland Mitigation Permitting: \$20,000.00

Additional Public Meetings: \$2,850.00

Project Lead Representative (CA) (RFP item 20) \$40,000.00

Resident Project Representative (RFP item 21) \$89,600.00

If the City decides to complete the Hudson Public Power building design at a later date, estimated at 5 years from now, the fees for the HPP (Option 2) scope will increase 15%, making that fee \$566,496.00

The services described in our previous clarification letter dated 06/14/2024 still apply.

BCI is happy to discuss any of these services and fees with you.

Sincerely,  
Brandstetter Carroll Inc.

  
Nancy K. Nozik, AIA  
Vice President