

PROPOSAL:



BLOUNT COUNTY
SHERIFF'S OFFICE

FIRING RANGE TRAINING CENTER

**Prepared Especially
For
LT. JOSH BLAIR**

1/13/2025



240 W. Bessemer Street
Alcoa, Tennessee 37701

January 13, 2025

Lt. Josh Blair
Blount County Sheriff's Department
940 E. Lamar Alexander Pkwy
Maryville, TN 37804

RE: Firing Range Training Center

Dear Josh,

Thanks for taking the time to meet with me on December 16 before the holiday season. I hope you and your family had a great Christmas/New Year. Based on our meeting you will find we have prepared a proposal broken down into as much detail as we can at this juncture. We have a continuing services agreement in place with the County. We have promised Mr. Charlie Rafford we would work all of our contracts through him utilizing the agreement we have in place. Our goal is to make sure you are satisfied with our proposal first, then immediately brief Charlie. We're hopeful that is okay with you. We just want to make certain we honor our promise to Charlie and his team. If you believe it is appropriate, you may wish to brief Charlie before we call him.

With the background, you will find our scope of services and professional fees broken down into phases as follows:

1. Programming
2. Field Surveying
3. Concept Plans
4. 50% Contract Documents
5. Final Contract Documents
6. Bid Phase Services
7. Construction Phase Services

Each of the items are described below for your consideration.

1. Programming

We would want to meet with you and your team and get all the project needs identified and balanced against your budget. At present we are basing our proposal on a \$1,500,000 - \$1,750,000 budget which would include our fees. During the programming phase we can adjust this upward or downward with your guidance.

Deliverables: This will be a descriptive document outlining room sizes, function, finishes, required circulation space, and building mechanical and electrical support requirements.

Proposed Professional Fees: \$14,600

2. Field Surveying

This will include setting control based on State Plane Coordinates and covering enough area to accommodate the building construction. One variable in this element of the project centers around whether we collectively elect to serve sanitary sewer with a drain field or utilize a small pump station with a force main taken in the direction of Newell-Rubbermaid. At present, we will base this proposal on on-site treatment for the sake of keeping our fees at a manageable level.

Deliverables: Drawing at or near 1" = 30' scale in .PDF and .DWG format

Proposed Professional Fees: \$3,700

3. Concept Plans

Once you have approved the Programming Document, we would propose to present you as many as 3 different floor plan and site plan options to accomplish the program. We would also describe what the HVAC system and Electrical system would entail.

Deliverables: Concept Floor Plans
 Concept Site Plans
 HVAC/Electrical Narratives

Proposed Professional Fees: \$12,800

4. Contract Document – 50% Completion

Based on your preferred concept plan, we would propose to prepare the entire set of drawings to a 50% level of completion. At that point we will review the drawings with you in our office and capture any comments you have relative to changes or additions.

Deliverables: Plans to 50% completion with Review Meeting in C2RL office on large screen for comments.

Proposed Professional Fees: \$42,200

5. Final Contract Documents

Based on your input at the 50% stage we would prepare the plans to what we believe would be final completion. They will not be finished, because we will want to invite you back to our office for a detailed page turn to capture any and all further comments you might have.

Deliverables: Finished Drawings and Specifications with BCSO comments incorporated. Also submit project for permitting review.

Proposed Professional Fees: \$36,300

6. Bid Phase Support

We would propose to work with the County Purchasing Team to participate in the pre-bid process, answer any bidders' questions, issue addenda, and attend the bid opening. We would make a recommendation to award.

Deliverables: As described above.

Proposed Professional Fees: \$6,800

7. Construction Administration/Periodic Inspection

We would propose to:

- A. Attend Pre-Construction Conference.
- B. Check Shop drawings and submittals.
- C. Review monthly Contractor pay requests.
- D. Review and answer RFIs.
- E. Issue any proposal requests.
- F. Consider change requests and prepare contract amendments, if appropriate.
- G. Perform periodic construction observation.
- H. Attend bi-weekly construction meetings.
- I. Conduct Pre-final and Final Punch Lists.
- J. Conduct Project Close-out.

Deliverables: As described above.

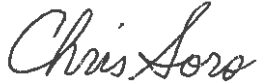
Proposed Professional Fees: \$48,300

Once you have had the opportunity to review this information, please feel most welcome to let us know what questions you might have. Thanks so much for asking us for this, we look forward to the opportunity to work with you and the Blount County Sheriff's office. You will find attached a summary sheet, included for your convenience. If you find this proposal acceptable just let us know and we will begin our coordination with the Purchasing Team.

Lt. Josh Blair
January 13, 2025
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Sincerely,

C2RL, Inc.

A handwritten signature in cursive script that reads "Chris Soro".

Christopher J. Soro, P.E.

CJS:ast

Enclosure: Summary of Tasks and Proposed Professional Fees



Summary of Tasks and Proposed Professional Fees
Firing Range Training Center
Blount County Sheriff's Office
01/13/25

No.	Task Description	Proposed Professional Fees
1	Programming	\$ 14,600.00
2	Field Surveying	\$ 3,700.00
3	Concept Plans	\$ 12,800.00
4	50% Contract Documents	\$ 42,200.00
5	Final Contract Documents	\$ 36,300.00
6	Bid Phase Services	\$ 6,800.00
7	Construction Phase Services	\$ 48,300.00
Total		\$ 164,700.00

If Perc Test needed for Drain Field add \$3,000.00