



**Re: RFP for Behavioral Health Building - Project No. E033-12415** 

**Walter Wilson** to: Daniel J. Becker

02/10/2012 03:09 PM

Steve.raasch, Noel.cervantes, labatem, tsutton, Roger.kuick, Louis,  
Cc: jduggan, ffalsetti, mkarge, eomari, Dan.beyer, Ursula.twombly,  
Kevin.odonnell, jeanc, genew, scottw, Leou, Dave.stroik, zuberj,  
Bcc: Jim Tietjen, Greg High, Deborah Turzai

Dan:

**Your Question:**

*Walter, in the RFP under estimated Probable Construction Cost, it indicates a cost of between \$49,363,000 @ \$200/sf and \$59,187,000 @ \$242/sf. Recent completed projects of similar building types including site improvements, adjusted for locale are running between \$300 and \$350 / sf. making a probable construction cost of \$60,000,000 - \$70,000,000. Since establishing fees and anticipated scope of services relates to anticipated construction cost, how should respondents address this possible offset in their proposals?*

**Answer:**

Your firm may draw its own conclusions with regard to how to interpret the scope of work sought and articulated in the RFP by Milwaukee County to design and construct a new behavioral health building. Within the RFP are data supporting an estimated probable construction cost and a lot of the factors influencing that estimate. Given that data *(and supporting background documentation)* it is up to you to decide whether those similar building types, constructed recently - as you state in your question above - are in fact comparatively similar. All-in-all, how you construct and what you choose to influence your fee(s) is solely at your decision.

Sincerely,

Walter L. Wilson, FAIA, NOMA, NCARB  
Principal Architect

Milwaukee County - DTPW - AE&ES  
2711 W. Wells Street  
Milwaukee, WI 53208  
Phone: (414) 278-4854  
Fax: (414) 223-1366

"Daniel J. Becker"    [Walter, in the RFP under estimated Probable C...](#)    02/10/2012 12:27:30 PM

From: "Daniel J. Becker" <dbecker@prarch.com>  
To: <Walter.Wilson@milwcnty.com>  
Date: 02/10/2012 12:27 PM  
Subject: RFP for Behavioral Health Building - Project No. E033-12415

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respondents address this possible offset in their proposals?

Thank you, Dan

\*\*\*\*\*

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**RE: RFP for Behavioral Health Building - Project No. E033-12415** 

**Walter Wilson** to: Daniel J. Becker

02/10/2012 03:37 PM

Cc: Steve.raasch, Noel.cervantes, labatem, tsutton, Roger.kuick, Louis,  
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Kevin.odonnell, jeanc, genew, scottw, Leou, Dave.stroik, zuberj,  
Bcc: Jim Tietjen, Greg High

Dan:

**Your Question:**

*Walter, the project cost estimate contained in the January 31, 2012 Pre-proposal Meeting Q/A Responses Attachment 'E' of the April 18, 2011 County Of Milwaukee Inter Office Communication indicates an escalation cost of 5% per year. Similar to previous question regarding construction cost, since establishing fees and anticipated scope of services relates to anticipated construction cost, how should respondents address escalation in establishing a construction cost. Thank you, Dan*

**Answer:**

Your firm may use your own discretion with regard to how you address escalating construction costs.

**Walter L. Wilson, FAIA, NOMA, NCARB**  
**Principal Architect**

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"Daniel J. Becker" [Walter, the project cost estimate contained in th...](#) 02/10/2012 02:17:18 PM

From: "Daniel J. Becker" <dbecker@prarch.com>  
To: <Walter.Wilson@milwcnty.com>  
Date: 02/10/2012 02:17 PM  
Subject: RE: RFP for Behavioral Health Building - Project No. E033-12415

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