



R.S. Scott Associates, Inc.

+ Civil Engineering + Architecture + Surveying + Transportation Engineering
+ Pavement & Geotechnical Engineering + Construction Engineering



“Our mission is to provide high quality professional services to every client, and to foster the development of our employees’ careers and the professions of engineering, surveying, and architecture.”

Mark D. Straley, P.E.
President

ALPENA, MI

ST. IGNACE, MI

“ STATEMENT OF QUALIFICATIONS AND PROJECT UNDERSTANDING”

R.S. Scott Associates, Inc. is confident that we can bring an outstanding level of service and understanding to a study evaluating options for modifications to the museum basement in order to develop an environment that will provide for better protection of the collections stored in the basement.

RSSA has extensive experience in assessing existing facilities, reviewing options, and assisting clients in choosing an appropriate courses of action sensitive to both the aesthetics and economics of a project. We have an outstanding track record of work within the local area and throughout Michigan.

R.S. Scott Associates, Inc. is familiar with the structure in question and being located in Alpena, will provide an exceptional level of communication.

In addition to the Basement interior study, RSSA is proposing a separate study evaluating the exterior of the building as some structural as well as aesthetic issues appear to be developing. Both studies will provide options and comparative cost estimates as appropriate.

We will explore the options and assist you in determining the solution that will best serve the your needs, and preserve the building and your collections..

We are prepared to put together a team consisting of a Registered Architect, Susan Edwards, AIA, a Structural Engineer, Mark Straley, PE, and a Mechanical Engineer, John Richards, PE. (Apollo Engineering) Additionally we are including Air-N-Energy Consulting Inc. Michael Bobrowski who currently maintains your controls as part of our team.

Our references, qualifications, past history of projects and repeat clients speak for themselves.

PROPOSED STUDIES

Basement Interior Study:

In the process of removing conditions that threaten the collections, modifications might include removal of some areas of the fire suppression system accompanied by the creation of fire separations, addition of smoke detectors and modifications to the fire alarm system. Other modifications might include the reassignment of usage of some areas and separation of some spaces to increase safety and egress. Additionally it will be the goal to maximize the usage of space for museum quality storage. This study will include options for more suitable temperature and humidity controls for the basement.

Schematic documents will be prepared to provide a graphic presentation accompanied by a written narrative. The study will culminate in a report document that could be utilized for securing funding and will provide the basis for future development of Construction Documents.

Building Exterior Study

This study will examine several structural issues that may exist with the exterior façade and will propose solutions for structural repair. Additionally options will be explored for improving drainage away from the building as well as closing the window wells that are not beneficial to the interior environment of the basement.

Schematic documents will be prepared to provide a graphic presentation accompanied by a written narrative. The study will culminate in a report document that could be utilized for securing funding and will provide the basis for future development of Construction Documents.

COMPENSATION PROPOSAL FOR BASEMENT INTERIOR

PHASE A: STUDY , RECOMMENDATIONS AND REPORT INTERIOR

- Develop existing base floor plan of basement in AutoCAD
- Propose options for remodeling of the basement to allow for possible elimination of sprinklers and establishment of fire rated walls and doors, remodeling of some spaces for proposed new use, remodeling to provide better egress and safety pending selected options
- Options for better zoning of basement for HVAC and humidity control.
- Study will include schematic plans to illustrate options graphically where appropriate, narrative to describe proposed options and cost estimates to accompany the narratives and options.

DELIVERABLES FOR PHASE A

- End product will be presented in a booklet form to assist in securing funding. (these will not be construction documents)

COMPENSATION BASED ON LUMP SUM IN THE AMOUNT OF \$10,000.00

(Note: While RSSA will not be responsible for submitting for grants, they will provide assistance with grant submittals if requested. Requests that require development of more materials beyond that submitted in the Phase A Study will be billed at our hourly rates.)

PHASE B: DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION ADMINISTRATION

- At such a time that the Besser Museum elects to move forward with an Option presented in the Phase A study, RSSA will provide a method of compensation either as a lump sum or percentage of construction cost for providing Design and Construction Administration services.

SCHEDULE OF HOURLY RATES

RSSA Registered Architect or Engineer I: \$95.00/hour

RSSA Registered Engineer II: \$105.00/hr.

RSSA Tech IV: \$64.00/hour

Reimbursable expenses include:

Blue prints or copies. (Direct costs from printer)

Permits or approvals from any regulatory agency

Mileage: \$0.545/mile (For Consultants only)

COMPENSATION PROPOSAL BUILDING EXTERIOR

PHASE A: STUDY , RECOMMENDATIONS AND REPORT EXTERIOR

- Evaluate current exterior condition
- Propose options for exterior repairs
- Propose options for site grading away from building and closure of all the window wells
- preliminary cost estimates

COMPENSATION BASED ON LUMP SUM IN THE AMOUNT OF \$3,000.00

PHASE B: CONSTRUCTION DOCUMENTS

- Prepare Construction Documents
- Prepare Specifications

COMPENSATION BASED ON TIME AND MATERIALS* : ESTIMATED AT \$5,000.00
(see schedule of rates below)

PHASE C: BIDDING

- Manage bidding process including plan distribution
- responding to questions
- managing a pre-bid walk-thru, attending bid opening, review of bids and preparation of construction contracts.

COMPENSATION BASED ON TIME AND MATERIALS* : ESTIMATED AT \$900.00
(see schedule of rates below)

PHASE D: CONSTRUCTION ADMINISTRATION

- site visits
- review submittals
- review pay requests
- prepare change orders
- punch list

COMPENSATION BASED ON TIME AND MATERIALS* : ESTIMATED AT \$1,800.00
(see schedule of rates below)

SCHEDULE OF HOURLY RATES

RSSA Registered Architect or Engineer I: \$95.00/hour

RSSA Registered Engineer II: \$105.00/hr.

RSSA Tech IV: \$64.00/hour

Reimbursable expenses include:

Blue prints or copies. (Direct costs from printer)

Permits or approvals from any regulatory agency

Mileage: \$0.545/mile (For Consultants only)