

AGR22-21d TASK ORDER #05 “Emergency Operations Center FS 3”

DATE PREPARED: 10/05/2023

Revision 1. December 5, 2025

CHARGE: 01165220-8369

Revision 1. Funding for this Task Order revision is programmed in the CIP fund (CP1014) for FY 26.

Scope of Work: To Create a functional and efficient space for an Emergency Operations Center (EOC) that supports seamless emergency response coordination

CONTRACT MANAGER: Miguel Jimenez. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Miguel Jimenez, 505-662-1430, miguel.jimenez@losalamosnm.gov.

COUNTY REQUESTOR/CONTACT: Russell Naranjo, Project Manager. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Russell Naranjo, 505-662-8421, russell.naranjo@losalamosnm.gov.

ATTACHMENTS:

1. Los Alamos County Scope of Work
2. Proposal from Lloyd and Associates
3. Revision 1. Proposal from Lloyd and Associates Architects for Construction Documents, Construction Administration Services dated November 24, 2025.

COMMENCE WORK DATE: October 16, 2023

Revision 1. Upon execution of this Task Order Revision.

REQUESTED DELIVERY DATE: March 31, 2024

Revision 1. 31 weeks from the Task Order Revision execution date.

SCOPE OF WORK REQUESTED:

Plan and design a state-of-the-art Emergency Operations Center (EOC) at Fire Station 3 (see attached scope of work).

Revision 1. Develop construction documents, provide LEED Certification and Consulting Services, and provide construction administration services for the Emergency Operations Center.

DELIVERABLES:

Preliminary design of up to 3 design concepts for EOC at FS3. See attached scope of work for a list of deliverables.
Revision 1.

- Completion of schematic design and design development
- Construction Documents
- Consulting services and development of LEED certification documents
- Assistance in the bidding process
- Construction Administration services

See the attached proposal for details

ESTIMATED COST: \$57,834.00 plus \$2,499.92 Reimbursables, totaling \$60,333.92 plus GRT \$4,939.84 (8.1875%) for a total of \$65,273.76, billed using Lump Sum billing method as progress payment. If the actual effort to complete a phase is more or less (see note on proposal) than proposed, the Task Order will be adjusted in a future revision to reflect the actual effort. If more, notify the Project Manager in advance.

Total Task Order Revision 1 value: \$484,000 for plus \$39,628 NMGR (8.1875%) for Total Task Order value amount of \$544,333.92 plus \$44,567.34 NMGR (8.1875%).

ESTIMATED VALUE OF ALL TASK ORDERS TO DATE INCLUDING THIS TASK ORDER (including Reimbursable Expenses, excluding GRT): \$2,662,372.78

ESTIMATED BALANCE INCLUDING THIS TASK ORDER (including Reimbursable Expenses and excluding GRT): \$1,337,627.22

CURRENT CONTRACT VALUE (not including Reimbursable Expenses or GRT): \$4,000,000

SIGNATURE PAGE

Original Task Order

Miguel Jimenez 10/5/2023
Miguel Jimenez Date
Contract Manager

Russell Naranjo 10/5/2023
Russell Naranjo Date
Project Manager

Sara Rhoton 10/5/2023
Sara Rhoton Date
Capital Projects & Facilities Manager

Eric Martinez 10/5/2023
Eric Martinez Date
Deputy Public Works Director

Juan Rael 10/5/2023
Juan Rael Date
Public Works Director (if over \$3,000)

Beverly Simpson 10/11/2023
Beverly Simpson Date
Emergency Services Commander

Steven Lynne 10/12/2023
Steven Lynne Date
County Manager (if TO value is \$10,000 or more)

Wayne Lloyd 10/16/2023
Wayne Lloyd Date
Lloyd and Associates

SIGNATURE PAGE

Revision 1

Russell Naranjo Date
Project Manager

Miguel Jimenez Date
Contract Manager

Beverly Simpson Date
Emergency Services Commander

Eric Martinez Date
Public Works Director

Anne Laurent Date
County Manager (if TO value is \$10,000 or more)

Wayne Lloyd Date
Lloyd and Associates Architects

November 24, 2025

Los Alamos - E.O.C. at F.S. #3 - White Rock - Plan B

The fee listed below is proposed for the following Scope-of-Work. Lloyd & Associates Architects will complete the Schematic Design Phase for the E.O.C. to be added to the White Rock Fire station #3. The square footage of this addition is approximately 5,100 sq. ft. Further, LAA will complete all necessary Phases of design work through the completion of construction, which shall include:

- Completion of Schematic Design Phase (See attached exhibit A)
- Design Development Phase
- Construction Documents Phase
- Bidding Phase
- Construction Administration
- Coordination of LEED Consultant
- 11 Month Warranty

Estimated Construction Cost:	\$4,000,000 (See attached exhibit B)
*Basic Services Fee	\$ 366,000 (Includes County Commission Meetings)
Credit for Conceptual Design:	<u>\$ 20,000</u>
	\$ 346,000 + NMGR

LEED Consulting & Certification Cost (Not included in Basic Services above)

Registration Fee	\$ 6,000
Design Consulting & Application	\$ 60,000
LEED Construction Administration	\$ 15,000
Daylighting Modeling	\$ 9,000
Material Life Cycle Costing	\$ 9,000
**Energy Modeling allowances	\$ 16,000
***Commissioning allowances	\$ 23,000 (3rd Party Certifications)

- Reimbursable expenses as described in contract - shall be passed on to the county at cost (Per AGR22-22d).
- This proposal assumes we will utilize a Standard AIA Owner/Architect contract along with a copy of our Insurance Certificate.
- Additional Consultants (not part of Basic Services) shall be presented to the county for approval, if needed, with the direct cost of the consultant and the actual cost of LAA's coordination time (Per AGR22-22d).

*Basic Services include Structural, MEP, Civil and Landscape Consultants.

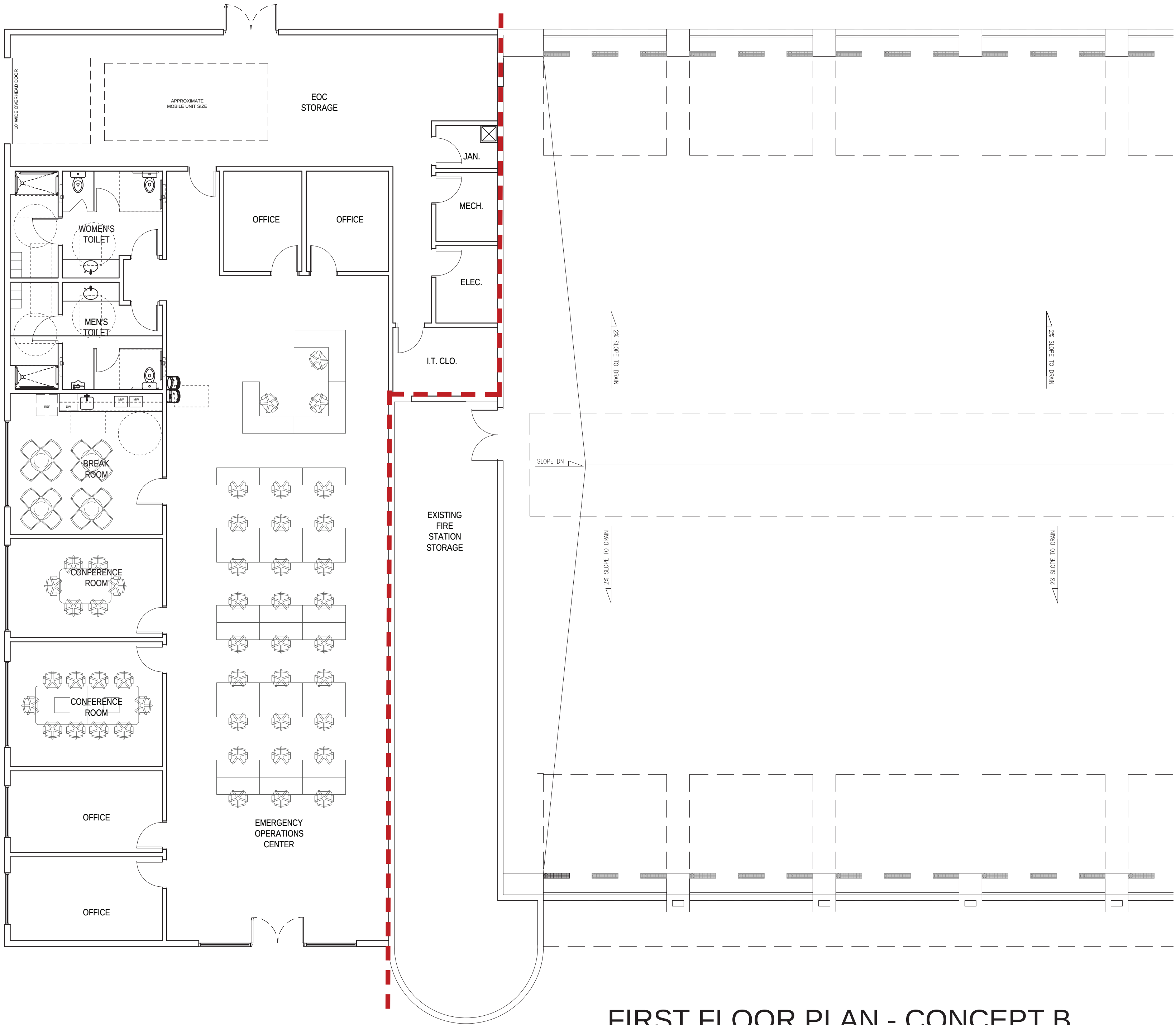
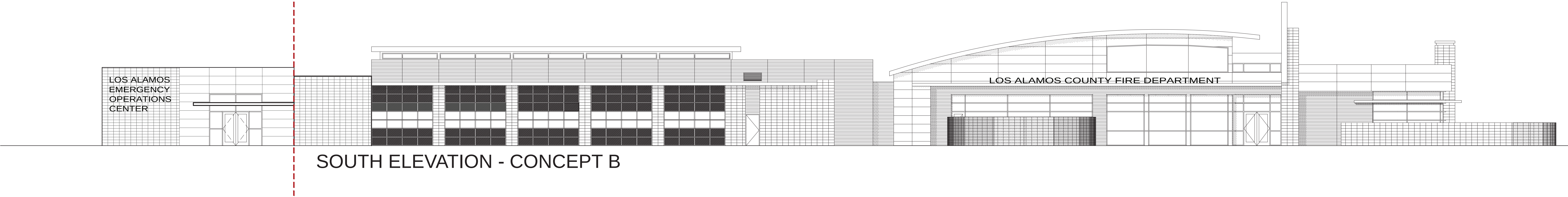
**Energy Modeling may be included in MEP, this will be confirmed at a later date.

***HVAC Commissioning; LEED Fundamental commissioning that is coordinated with LEED Consultant; an allowance of \$25,000 shall be held for commissioning, final cost shall be confirmed later in the project.

A I A

740 St. Michael's Dr., Suite 4A • Santa Fe, NM 87505 • 505.988.9789

www.lloyd-architects.com
Attachment A



CONCEPT B	
Heated (non-storage): 4455 SQ. FT.	
GSF. TOTAL: 5067 SQ. FT.	
NET SPACES	
Offices	460 SQ. FT.
Conference	565 SQ. FT.
EOC	1987 SQ. FT.
F.S. Storage	N/A
EOC Storage	567 SQ. FT.
IT Closet	97 SQ. FT.
Mobile Unit Bay	N/A
Break Room	290 SQ. FT.
Restrooms	401 SQ. FT.
Janitor Closet	36 SQ. FT.
	Subtotal: 4403 SQ. FT.

FIRST FLOOR PLAN - CONCEPT B

CONCEPT B

Los Alamos County
Emergency Operations Center

Owner Selected Floor Plan
Exhibit-A

**Budget for Owner
Selected Design
Exhibit-B**

A R C H I T E C T S**Concept- B One Story Layout (No New Vehicle Bay)****Preliminary Project Cost Estimate - Los Alamos EOS****Budgeted Areas**

Total New Building Area		5,067	SF
-	EOC, Office & Support Spaces	4,090	SF
-	Bathrooms/showers/ Lockers	410	SF
-	Storage (Fire Station & EOC)	567	SF
-	New Vehicle Bay	0	SF
-	Renovated Fire Station Storage	785	SF
-	Landscape Area	3,000	SF
-	Hardscaped Area	4,500	SF

#	Description	Est. Cost	Units	Quantity	Unit	Cost	Line-Item Totals
01	General Conditions Total	\$67.20	Per Sq. Ft.	5,067	SF		\$340,500
01	Equipment/Rentals /etc.	\$12,500	Each	1		\$12,500	
01	Temp. Services/Transp.	\$18,000	Each	1		\$18,000	
01	Field Survey & Engineering	\$12,000	Each	1		\$12,000	
01	Supervision/PM	\$215,000	Each	1		\$215,000	
01	Bonds/Insurance	\$28,000	Each	1		\$28,000	
01	GC LEED Paperwork/ Project P.E.	\$55,000	Each	1		\$55,000	
02	Existing Conditions	\$3.45	Per Sq. Ft.	5,067	SF		\$17,500
02	Remove Existing Parapet & ex. Wall	\$5.00	Per Sq. Ft.	2,500	SF	\$12,500	
02	LEED Demo Requirements	\$2.00	Per Sq. Ft.	2,500	SF	\$5,000	
03	Concrete	\$39.09	Per Sq. Ft.	5,067	SF		\$198,065
03	New Foundations and Pad	\$16.00	Per Sq. Ft.	5,067	SF	\$81,072	
03	New Stem Walls	\$6.00	Per Sq. Ft.	5,067	SF	\$30,402	
03	New Slab on Grade	\$11.80	Per Sq. Ft.	5,067	SF	\$59,791	
03	Foundations for Carport	\$3,350	Each	8		\$26,800	
05	Steel	\$51.74	Per Sq. Ft.	5,067	SF		\$262,155
05	Post and Beam Framing	\$29.00	Per Sq. Ft.	5,067	SF	\$146,943	
05	B Deck for Roof	\$5.25	Per Sq. Ft.	5,067	SF	\$26,602	
05	LG Exterior Wall Framing	\$73.00	Per Linear Ft.	370	LF	\$27,010	
05	Carport Structure	\$55.00	Per Sq. Ft.	1,120	SF	\$61,600	
06	Wood & Composites	\$9.93	Per Sq. Ft.	5,067	SF		\$50,336
06	Typical Casework	\$1,625	Per Linear Ft.	20	LF	\$32,500	

A R C H I T E C T S

06	Wall Sheathing	\$3.43	Per Sq. Ft.	5,200	SF	\$17,836	
07	Waterproofing & Insul.	\$39.11	Per Sq. Ft.	5,067	SF		\$198,169
07	Acoustical Insulation	\$1.85	Per Sq. Ft.	5,067	SF	\$9,374	
07	Roof Batt Insulation	\$2.85	Per Sq. Ft.	5,067	SF	\$14,441	
07	Wall Batt Insulation	\$2.45	Per Sq. Ft.	5,200	SF	\$12,740	
07	Wall Rigid Insulation	\$4.15	Per Sq. Ft.	5,200	SF	\$21,580	
08	Roof Rigid Insulation	\$4.75	Per Sq. Ft.	5,067	SF	\$24,068	
07	Joint Sopping	\$1.90	Per Sq. Ft.	5,067	SF	\$9,627	
07	New Flashing and Copping	\$24,000	Allowance	1		\$24,000	
07	New TPO Roofing	\$16.25	Per Sq. Ft.	5,067	SF	\$82,339	
08	Openings	\$34.18	Per Sq. Ft.	5,067	SF		\$173,170
08	Wood Slab Door/HM Frame	\$3,250	Each	14	Unit	\$45,500	
08	Exterior Storefront Windows	\$152.00	Per Sq. Ft.	285	SF	\$43,320	
08	Interior Storefront Windows	\$105.00	Per Sq. Ft.	340	SF	\$35,700	
08	Exterior Doors	\$3,650	Each	3	Unit	\$10,950	
08	Overhead Doors	\$18,850	Each	2	Unit	\$37,700	
09	Finishes	\$66.53	Per Sq. Ft.	5,067	SF		\$337,111
09	L.G. Framing & GWB	\$12.50	Per Sq. Ft.	4,500	SF	\$56,250	
09	Flooring	\$7.50	Per Sq. Ft.	4,500	SF	\$33,750	
09	Painting	\$7.25	Per Sq. Ft.	5,067	SF	\$36,736	
09	Acc. Ceilings	\$5.75	Per Sq. Ft.	4,090	SF	\$23,518	
09	Tile Flooring	\$11.25	Per Sq. Ft.	410	SF	\$4,613	
09	Wall Tile	\$11.50	Per Sq. Ft.	2,800	SF	\$32,200	
09	Exterior Metal Cladding	\$28.00	Per Sq. Ft.	5,200	SF	\$145,600	
09	Exposed Ceilings	\$4.55	Per Sq. Ft.	977	SF	\$4,445	
10	Specialties	\$5.39	Per Sq. Ft.	5,067	SF		\$27,300
10	Bathrooms Specialties	\$3,100	Each	3	Unit	\$9,300	
10	Signage		Allowance	1		\$13,000	
10	Appliances		Allowance	4	Unit	\$5,000	
11	Equipment	\$6.91	Per Sq. Ft.	5,067	SF		\$35,000
11	Comm. Station	\$18,000	Each	1	Unit	\$18,000	
11	Smart Screens		Allowance	3	Unit	\$17,000	
12	Furnishings	\$6.97	Per Sq. Ft.	5,067	SF		\$35,320
12	Sills	\$815	Each	8	Unit	\$6,520	
12	Window Blinds		Allowance	1	Unit	\$12,000	

A R C H I T E C T S

12	EOC and Conf. Rm Blinds (Electric)		Allowance	1	Unit	\$16,800	
21	Fire Suppression	\$4.80	Per Sq. Ft.	5,067	SF		\$24,322
21	Sprinklers System	\$4.80	Per Sq. Ft.	5,067	SF	\$24,322	
22	Plumbing	\$24.96	Per Sq. Ft.	5,067	SF		\$126,470
22	Plumbing Drain & Supply	\$10.00	Per Sq. Ft.	5,067	SF	\$50,670	
22	Lavatories	\$1,800	Each	4	Unit	\$7,200	
22	Water Fountain	\$2,600	Each	2	Unit	\$5,200	
22	W/C	\$3,900	Each	4	Unit	\$15,600	
22	Unit Showers	\$6,800	Each	2	Unit	\$13,600	
22	Floor and Roof Drains	\$3,800	Each	9	Unit	\$34,200	
23	HVAC	\$46.67	Per Sq. Ft.	5,067	SF		\$236,470
23	Mini Splits	\$7,500	Each	2	Unit	\$15,000	
23	VRF Equipment	\$38,000	Each	3	Unit	\$114,000	
23	Ductwork and Distribution	\$10.00	Per Sq. Ft.	5,067	SF	\$50,670	
23	Makeup Air	\$44,000	Each	1	Unit	\$44,000	
23	Exhaust Fans	\$3,200	Each	4	Unit	\$12,800	
26	Electrical	\$53.19	Per Sq. Ft.	5,067	SF		\$269,492
26	Electrical Distribution	\$25.00	Per Sq. Ft.	5,067	SF	\$126,675	
26	Lighting Fixtures (Storage & Bay)	\$9.00	Per Sq. Ft.	567	SF	\$5,103	
26	Lighting Fixtures (Office Spaces)	\$11.00	Per Sq. Ft.	460	SF	\$5,060	
26	Lighting Fixtures (EOC and Conf.)	\$16.00	Per Sq. Ft.	2,500	SF	\$40,000	
26	Electrical Panels	\$6,500	Each	3	Unit	\$19,500	
26	Emergency Power/ and Backup	\$7.50	Per Sq. Ft.	5,067	SF	\$38,003	
26	LEED Requirement Additional	\$35,151	Each	1	Unit	\$35,151	
27	Communications	\$9.90	Per Sq. Ft.	5,067	SF		\$50,163
27	Data	\$3.55	Per Sq. Ft.	5,067	SF	\$17,988	
27	PA/Intercom	\$1.85	Per Sq. Ft.	5,067	SF	\$9,374	
28	AV (infrastructure)	\$4.50	Per Sq. Ft.	5,067	SF	\$22,802	
28	Elec. Safety & Security	\$15.09	Per Sq. Ft.	5,067	SF		\$76,470
28	Controlled Access	\$2,150	Each	12	Unit	\$25,800	
28	Fire Alarm	\$3.25	Per Sq. Ft.	5,067	SF	\$16,468	
28	Security System/ C.C.TV	\$6.75	Per Sq. Ft.	5,067	SF	\$34,202	

32	Site Improvements	\$38.63	Per Sq. Ft.	5,067	SF		\$195,760
32	Impervious Paving	\$6.25	Per Sq. Ft.	2,200	SF	\$13,750	
32	Site Concrete	\$12.55	Per Sq. Ft.	200	SF	\$2,510	
32	ADA Ramps	\$14.25	Per Sq. Ft.	220	SF	\$3,135	
32	Curb and Gutter	\$53.00	Linear Feet	325	SF	\$17,225	
32	Sidewalks	\$12.55	Per Sq. Ft.	800	SF	\$10,040	
32	Culverts and Drainage Structures	\$22,000	Allowance	1	SF	\$22,000	
32	Grading		Allowance	1	Unit	\$55,000	
32	Parking Lighting with Foundation	\$9,500	Each	4	SF	\$38,000	
32	Site Lighting	\$3,200	Each	8	SF	\$25,600	
32	Parking Striping and Signage		Allowance	1	Unit	\$8,500	
33	Utilities	\$63.94	Per Sq. Ft.	5,067	SF		\$324,000
33	Generator Connection		Allowance	1	Unit	\$12,000	
33	Generator		Allowance	1	Unit	\$120,000	
33	Waste Extension		Allowance	1	Unit	\$15,000	
33	Fire Line Extension & Riser		Allowance	1	Unit	\$18,000	
33	Water Line Extension BFP		Allowance	1	Unit	\$22,000	
33	Elec. Extension & Transformer		Allowance	1	Unit	\$42,000	
33	EV Charging Station (Level 2)		Allowance	2	Unit	\$95,000	
Net Construction Cost							\$2,977,772
Owner Contingency							8.00% \$238,222
Estimated Inflation till Bid (9-12 Months)							4.00% \$119,111
GC Fee (Overhead & Profit not included in General Conditions)							14.00% \$416,888
Net Cost							\$3,751,993
Tax							7.07% \$265,266
Gross Estimated Total							\$4,017,259
Cost per SF=							\$793

These figures represent early conceptual cost per square foot estimates for the project scope, as identified to date. They are based on industry standards and may not reflect the final design. With more information or requests from the owner, these numbers could change.