

**Agenda Item Details**

Meeting	Aug 23, 2017 - Board of Education Meeting
Category	1. WORK SESSION (OPEN MEETING) [2:00 p.m.]
Subject	1.09 Architect Fee Proposal for Rock Creek School Replacement Final Site Selection and Design
Type	Information, Discussion
Goals	Aspirational Goal 3 Resource Allocation - FCPS will pursue and utilize all resources strategically and responsibly to achieve identified outcomes and inspire public confidence.

PURPOSE OF PRESENTATION: To approve the fee proposal for architecture/engineering (A/E) services for the replacement of Rock Creek School.

BACKGROUND/SUMMARY: In August 2016, the Board of Education of Frederick County (BOE) approved the Rock Creek School feasibility study which recommended that the school be relocated to another site. While the study did not specifically identify a site for the future school, it did evaluate all sites currently owned by the BOE and recommended several for further evaluation.

The successful design team will evaluate the recommended sites, propose a site for the relocated school and then design the relocated school in accordance with educational specifications approved by the BOE in November 2015. Funding for A/E services is included in the County's FY18 budget.

Staff recommends approval of the fee proposal submitted by Proffitt & Associates Architects, not to exceed \$1,496,980. The contract will include a deduct provision to recover design fees not used following final site selection. A copy of the fee proposal is attached (**see backup 1**).

PROCESS STATEMENT: In accordance with the Purchasing Department's procedures, a team of staff reviewed responses to the request for letters of interest for the design services. Six firms were then invited to submit full technical/fee proposals. One firm withdrew from consideration prior to submitting the technical/fee proposal. A team of eight staff persons reviewed the remaining five proposals and interviewed each of the candidate firms. Each staff member of the team scored the candidates' proposals and interviews. Staff scores were then averaged for each firm. Finally, the fee proposals were opened, scored and averaged with the technical score for each firm. Staff is recommending the firm with the highest combined score. Their fee is also the lowest fee submitted and is within the budgeted amount for design services for this project.

PRESENTER(S) & TITLE(S):

Beth Pasierb, Supervisor, Facilities Planning

SUBMITTED BY:

Paul Lebo, Chief Operating Officer

[08.23.17 ROCK CREEK SCHOOL Replacement_PROFFITT PAA Best Final Fee_backup1.pdf \(372 KB\)](#)

**ROCK CREEK SCHOOL REPLACEMENT
BEST AND FINAL FEE PROPOSAL**

Submitted by: Proffitt & Associates Architects, P.C.

July 18, 2017

Total Fee By Consultant Type		Additions/Deductions for Sites		Add Alternates	
Local Architect	205,000	Site 1	0	#1 Greenhouse	24,140
Design Architect	291,000	Site 2	6,000	#2 Additional Teaching Cluster "D"	65,815
Civil (Base Bid)	225,000	Site 3	7,200	#3 Alternate Ed Program	98,706
Structural	164,900	Site 4	7,200	#4 Parks & Rec Program	58,770
MEP	335,000	Site 5	0	Note: Add alternate fees above include reimbursables.	
Food Service	10,380	Site 6	3,600		
LEED	49,360	Site 7	3,600		
Communication/Data Network	66,000	Note: All site numbers above are additions to the base bid			
Special Needs Arch. Consultant	87,710				
Acoustical	29,830				
Aquatics	11,600				
Sub-total Base Bid	1,475,780	Sub-total does not include allowances			
Reimbursable Allowance	11,000				
Phase I Environmental Allowance	3,000				
Total Base Bid	1,489,780	Total includes allowances			

Exceptions and Comments:

Total Base Bid Fee includes Civil Fee for Site 1. If one of the other sites is selected, see the additions/deductions column for additions to be made to the overall fee.

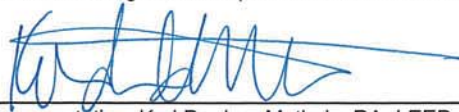
Total Base Bid Fee includes Subtotal of all phases plus reimbursable allowance and Phase I Environmental allowance.

For the purposes of developing this fee, we have assumed that Phase I Environmental Assessment will be conducted only for the final selected site and have included this as a reimbursable pending scope verification.

Services to be provided by FCPS:

- Hazardous materials survey
- Subsurface investigation and geotech report
- Site Boring and Thermal Conductivity testing

We have acknowledge the receipt of the FCPS contract for A/E Services. We have read and understand the contract and scope of the project.



Firm Representative: Kori Purdum Matheis, RA, LEED AP BD+C, Company Director, Senior Project Architect