

RFP 23A2
YELLOW SPRINGS ELEMENTARY SCHOOL REPLACEMENT DESIGN

FACT SHEET

A. **Overview:** This recommendation is to establish a contract for architectural services for the replacement design of Yellow Springs Elementary School.

1. **RFP Participation:**

16 proposals downloaded
9 companies submitted a proposal

2. **Proposals were received from:**

Crabtree, Rohrbaugh & Associates (Towson, MD)
Design Collective, Inc. (Baltimore, MD)
Grimm + Parker Architects (Calverton, MD)
GWWO Architects (Baltimore, MD)
Moseley Architects (Baltimore, MD)
Murphy & Dittenhafer Architects (Baltimore, MD)
Proffitt & Associates Architects (Frederick, MD)
Smolen Emr Ilkovitch Architects (Rockville, MD)
TCA Architects (Crownsville, MD)

3. **Other facts:**

- Yellow Springs Elementary School was originally constructed in 1957 with additions in 1966 and 1974. The school currently serves students in grades pre-kindergarten through fifth grade and has a state rated capacity of 421 students.
- In September 2022, the Board of Education of Frederick County (BOE) approved the Yellow Springs Elementary School feasibility study which recommended that the school be replaced on the Tuscarora Creek/Sanner future school site at a state rated capacity of 725.
- Project design is scheduled to begin in FY24 contingent upon the availability of funding. Design will be in accordance with educational specifications approved by the BOE at the October 26, 2022, Board of Education meeting,
- Staff members from different departments reviewed and scored the letters of interest. Firms scoring a total of 80 points or higher were invited to submit full technical and fee proposals. A team of seven staff members reviewed the technical proposals and the five highest rank firms were interviewed and fee proposals opened. Selection is based on the total score of each vendor's technical and cost proposal.
- The contract will be administered by Adnan Mamoon, Director of Capital Programs, Capital Programs Department.

4. **Source of Funding:** Contingent upon FY24 and FY25 Capital Improvement Projects Budget and IAC approval.

B. **Recommendation:** Staff recommends award of the contract for RFP 23A2, Yellow Springs Elementary School Replacement Design, to Smolen Emr Ilkovitch Architects, at a cost of \$1,898,000.00 plus reimbursable expenses per the attached fee proposal.

C. **Action taken by the Board** (Purchasing use only):

X Approved _____ Denied _____ Deferred _____ Other KM/sg

_03.22.23 Date _____ Date _____ Date _____ Date BOE Meeting 03.22.23

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SCORING SUMMARY

Firm	Technical Score (40 Points)	Interview Score (50 Points)	Fee Score (10 Points)	Total Score
Smolen Emr Ilkovitch Architects	33.43	44.93	9.79	88.15
Design Collective, Inc.	32.40	41.71	10.00	84.11
Proffitt & Associates Architects	32.91	41.50	9.50	83.91
TCA Architects	34.46	39.71	8.87	83.04
Murphy & Dittenhafer, Inc.	33.31	40.64	9.07	83.02

Technical Scoring Criteria

- Team's Understanding of Project Scope
- Team's Overall Creativity
- Team's Strategy for Efficient/Cost Effective Building
- Ability to Complete Work
- Quality of Technical Proposal

Interview Scoring Criteria

- Content of Presentation
- Presentation Quality
- Team Participation
- Professionalism

BID TABULATION

Smolen Emr Ilkovitch Architects	\$ 1,898,000.00
Design Collective, Inc.	\$ 1,853,422.00
Proffitt & Associates Architects	\$ 1,956,863.00
TCA Architects	\$ 2,088,747.00
Murphy & Dittenhafer, Inc.	\$ 2,046,890.00

23A2, YELLOW SPRINGS ELEMENTARY SCHOOL REPLACEMENT FEE PROPOSAL

Smolen Emr Ilkovitch Architects

Schematic Design

Architect	\$152,460
Civil	\$38,660
Structural	\$20,000
MEP	\$19,000
Food Service	\$3,000
LEED	\$0
IT/Security	\$5,300
Subtotal	\$238,420

Design Development

Architect	\$203,280
Civil	\$111,050
Structural	\$26,250
MEP	\$76,000
Food Service	\$3,820
LEED	\$0
IT/Security	\$9,500
Subtotal	\$429,900

Construction Docs

Architect	\$406,560
Civil	\$102,152
Structural	\$52,500
MEP	\$171,000
Food Service	\$8,920
LEED	\$0
IT/Security	\$9,200
Subtotal	\$750,332

Bid Phase

Architect	\$50,820
Civil	\$10,988
Structural	\$1,250
MEP	\$19,000
Food Service	\$600
LEED	\$0
IT/Security	\$1,000
Subtotal	\$83,658

Construction Administration

Architect	\$203,280
Civil	\$41,583
Structural	\$25,000
MEP	\$95,000
Food Service	\$3,660
LEED	\$0
IT/Security	\$4,000
Subtotal	\$372,523

Demolition

Architect	\$2,100
Civil	\$20,567
Structural	\$0
MEP	\$0
Food Service	\$0
LEED	\$0
IT/Security	\$500
Subtotal	\$23,167

TOTAL FEE **\$1,898,000**

Reimbursable Expenses:

Reimbursables**	\$5,000
Geotechnical Investigation	\$33,750
Post Construct. ALTA Survey	\$25,000
Water & Sewer Testing	\$17,500
Traffic Study	\$45,760
Subtotal	\$127,010

* Please specify other subs and add additional lines if more than one

**Reimbursables will be Limited to Items described in AIA Document B132 - 2009,
As modified by Frederick County Public Schools.

Total Fee by consultant type

Architect	\$1,018,500
Civil	\$325,000
Structural	\$125,000
MEP	\$380,000
Food Service	\$20,000
LEED	\$0
IT/Security	\$29,500
TOTAL	\$1,898,000