

**SEDGWICK COUNTY FIRE DISTRICT #1
ITEMS REQUIRING BOCC APPROVAL
(1 Item)**

1. DESIGN SERVICES FOR FIRE STATION 31 -- FACILITY PROJECT SERVICES

FUNDING -- REPLACE FIRE DISTRICT 31

(Request sent to 105 vendors)

RFP #19-0066 SC #8000151090

	Gravity::Works Architecture, P.A.	Hanney & Associates Architects	Kraybill Associates	Krehbiel Architecture	LK Architecture	Spangenberg Phillips Tice Architecture	WDM Architects P.A.
Totals	\$136,370.00	\$69,870.00	\$107,545.00	\$84,875.00	\$131,200.00	\$113,000.00	\$81,600.00
Days to Completion	160 Days	90 Days	98 Days	79 Days	105 Days	160 Days	155 Days
No Bid	Alloy Architecture	Blue Scope Construction	Clarkitecture LLC	Commerce Construction Services, Inc.	Environmental Advisors & Engineers	Evans Building Co., Inc.	Folger & Associates, Inc.
	Hastings+Chivetta Architects	Helix Architecture+Design	MKEC Engineering Consultants, Inc.	Schaefer Johnson Cox Frey Architecture	Schwab Eaton PA	SFS Architecture, Inc.	Shawnee Steel & Welding, Inc.
	Shelden Architecture, Inc.	Transystems Corporation	Venture Architects	Wildcat Construction		Wohler Custom Woods LLC	

On recommendation of Josh Lauber, on behalf of Facilities Project Services, Tim Myers moved to **accept the proposal from Hanney & Associates Architects in the amount of \$69,870.00**. Linda Kizzire seconded the motion. The motion passed unanimously.

A review committee comprised of Valerie Kaster and Rob Lawrence - Facilities Project Services; Lawrence Tangney - Sedgwick County Fire District #1; and Josh Lauber - Purchasing reviewed the responses. All proposals were scored based on the evaluation criteria noted in the RFP. Hanney & Associates Architects received the highest score and was unanimously chosen for award.

This project will include preparation of design drawings, specifications, bidding assistance, opinion of probable cost, and construction administration for the construction of Sedgwick County Fire Station 31. The facility will be located on property the county is purchasing near 61st Street North and 247th Street West. The building will be an approximately 10,000 square foot pre-engineered metal building with brick façade. This building will include: two drive-thru bays for four pieces of fire apparatus, along with storage, dayroom/office and sleeping quarters to accommodate a four person crew per shift with a kitchen, generator, and separate shower/restroom facilities for men and women. The concrete floors will be sealed throughout the facility. This station will also incorporate features to reduce carcinogenic exposure from vehicles and firefighting gear to the firefighters and public that will be in the station.

The county has had satisfactory results working previously with Hanney and Associates Architects on projects that have gone out for proposal, as well as, in an on-call capacity. The firm's proposal pricing and capability to meet this project's needs have been verified through additional interview questions and the committee's review of the company's work experience. Hanney and Associates Architects is also currently contracted as one of the county's on-call architects and their current and scheduled workload, availability, and capability to meet the county's timeframes for this project have been vetted with satisfactory responses.

Note:

For further detailed breakdown please see table below:

	Gravity::Works Architecture, P.A.	Hanney & Associates Architects	Kraybill Associates	Krehbiel Architecture	LK Architecture	Spangenberg Phillips Tice Architecture	WDM Architects P.A.
Phase One Fee	\$17,437.50						
Contract Development and Contract Negotiations	\$118,932.50						
Fee		\$69,870.00					
Additional Services, if required:							
Principal, Hourly fee		\$85.00					
Architect, Hourly fee		\$65.00					
Interior Design, Hourly fee		\$65.00					
Intern Architect, Hourly fee		\$55.00					
Draftsman, Hourly fee		\$30.00					
Administrative/Secretarial, Hourly fee		\$25.00					
Fee			\$107,545.00				
Architectural Design Services				\$53,750.00			
Structural Design Services				\$1,200.00			
Civil Design Services				\$9,200.00			
Mechanical, Electrical, Plumbing Design Services				\$16,825.00			
Topographic Survey				\$1,800.00			
Soils Investigation				\$2,100.00			
Architectural					\$55,250.00		
Mechanical, Plumbing, and Electrical Engineering					\$27,300.00		
Consulting Out-of-House Engineering					\$48,650.00		
Architectural						\$72,000.00	
Structural Engineering						\$6,000.00	
Mechanical Engineering						\$12,000.00	
Electrical Engineering						\$7,000.00	
Civil Engineering						\$6,000.00	
Survey						\$3,500.00	
Geotechnical Report						\$3,500.00	
Landscaping						\$3,000.00	
Fee							\$81,600.00
Proposal Totals	\$136,370.00	\$69,870.00	\$107,545.00	\$84,875.00	\$131,200.00	\$113,000.00	\$81,600.00

Questions and Answers:

Russell Leeds: Questions from the Board on this item?

Angela Caudillo: Can you tell me what construction administration looks like?

Rob Lawrence: Good morning, Rob Lawrence with Project Services. Construction administration is once we have bid the job it's awarded to a contractor, construction begins, the architect is involved with scheduling meetings, they review all submittals that contractor has, they give opinions on field conditions. Just questions that come up during the course of construction. So they're involved actually right through warranty. A year after the building is finished they're still involved with us if warranty issues come up.

Angela Caudillo: Thank you.

Russell Leeds: Other questions from the Board? Can you explain a little bit the table that shows pricing from these different vendors? Have you seen the table?

Rob Lawrence: Oh yeah, I've seen it.

Valerie Kaster: Good morning, Valerie Kaster, Project Services. The table below is additional unsolicited information from the different architectural groups. They're all a little different in their personalities and they like to present a full package of information. They each break it up differently. So each one has taken it upon themselves to provide a different approach to breaking apart their pricing.

Russell Leeds: Okay, but at the end of the day we are getting similar product from each one. It's just the way they choose to describe their billing.

Valerie Kaster: For the most part it's a similar product. Some of them have different agreements on how often they would meet. Not meeting as often as we would like, that kind of thing. But at the end of the day all of them proposed a base bid to complete this project.

Russell Leeds: This \$69,870.00 bid by Hanney is a base bid that has additional hourly rates potentially added too.

Valerie Kaster: Again, that is something they add of their own accord. This is typically something every architectural firm would add, if you made changes to the drawings or design after a certain point. They just wanted to get further down the road with their view and showing this would be our charges would be if this would come up.

Joseph Thomas: Rusty, we're currently in conversation with Legal because this may be due to us being a little bit more detailed, but what has been done in the past, if we haven't included everything the proposal says, then we would get the accusation from vendors, that we didn't present the full picture to the Board. So it's merely for transparency, but we're having discussions with Mr. Fessinger as to the degree that we want that level to be.

Russell Leeds: That helps me understand the pricing. Other questions?

Tim Myers: So Valerie, we wouldn't be actually looking at these hourly fees with our current bid unless we went past that point?

Valerie Kaster: Unless we decided after a certain point of design. Once we've approved their design and then we drastically changed something. That's when those fees would come in. I can't say all of them would have that fee, but it's pretty standard.

Tim Myers: Thank you.

Russell Leeds: Any further discussion? Do we have a motion on this item?