

ITEMS REQUIRING BOCC APPROVAL

1 ITEM

1. ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES -- FACILITIES DEPARTMENT

FUNDING -- VARIOUS DEPARTMENTS

(Request sent to 137 vendors)

RFP #15-0070 Contract

	Spangenberg Phillips Tice, LLC dba Spangenberg Phillips Tice Architecture	Richard B. Kraybill dba Kraybill Architect	Hanney & Associates Architects	Schaefer, Johnson, Cox, Frey Architecture
Title of Staff Position and Hourly Rate				
Project Architect	\$120.00	\$105.00	\$70.00	\$90.00
Project Manager	\$100.00	\$85.00	\$50.00	\$110.00
Interior Design	\$114.00	\$90.00	\$55.00	\$75.00
Landscape Design	\$112.00	\$75.00	\$75.00	\$75.00
Electrical Engineer	\$85.00	\$82.50	\$100.00	\$85.00
Mechanical Engineer	\$85.00	\$82.50	\$70.00	\$95.00
Structural Engineer	\$118.00	\$90.00	\$85.00	\$100.00
Civil Engineer	\$100.00	\$100.00	\$145.00	\$100.00
Title of Staff Position and Hourly Rate	PBA Architects, PA	WDM Architects, PA	LK Architecture, Inc.	Lowe-North Construction, Inc.
Project Architect	\$65.00	\$90.00	\$100.00	Martin K. Eby Construction Co., Inc.
Project Manager	\$95.00	\$105.00	\$85.00	
Interior Design	\$65.00	\$75.00	\$70.00	
Landscape Design	\$100.00	\$75.00	\$85.00	Wildcat Construction Co., Inc.
Electrical Engineer	\$85.00	\$130.00	\$90.00	
Mechanical Engineer	\$85.00	\$130.00	\$90.00	Evans Building Co., Inc.
Structural Engineer	\$110.00	\$120.00	\$120.00	
Civil Engineer	\$120.00	\$120.00	\$100.00	
No Bids	Coonrod & Associates Construction Co., Inc.	Arambula Construction	Krehbiel Architecture	Skinner Design Studios
	Greening Construction, Inc.	Howard+Helmer Architecture	Schultz Squared Architects, LLC	Design-Build Construction, Inc.

BOARD OF BIDS AND CONTRACTS SEPTEMBER 10, 2015

On the recommendation of Joe Thomas, on behalf of the Facilities Department, David Spears moved to **accept the proposals from Richard B. Kraybill dba Kraybill Architect, Hanney and Associates Architects and Schaefer, Johnson, Cox, Frey Architecture and establish contracted hourly rates as identified above for a period of one (1) year with two (2) one year options to renew.** Sara Jantz seconded the motion. The motion passed unanimously.

Services acquired under this contract will include cost estimating, preparation of schematic drawings, bidding assistance and other typical architectural and engineering services for various county projects including ADA upgrades, interior remodel, space planning, etc. Three firms have been recommended for contract award to allow flexibility for the Project Manager to consider experience, availability, cost and depth of staff for projects. For projects with a construction budget projected at greater than \$50,000.00 but less than \$350,000.00, each firm will submit a quote. Projects greater than \$350,000.00 may be bid through the traditional process.

A review committee comprised of Steve Claassen and Tania Cole, Facilities and Kimberly Evans, Purchasing reviewed the proposals and agreed that Richard B. Kraybill dba Kraybill Architect, Hanney & Associates Architects and Schaefer, Johnson, Cox, Frey Architecture met the requirements and scope of the RFP. Recommendation considerations included qualifications, experience, depth of staff, previous county or other municipal projects and various cost factors based on traditional high usage. The three firms selected are small and large in their depth of staff, vary in experience both with the county and in the private sector, and provided competitive hourly rates. All firms have completed multiple small and large projects for the county in a successful manner.

Annual spend for the most recent contract year was approximately \$63,000.00. However, spend amount varies greatly depending on ADA, CIP and other available funding.

This item was previously presented to the Board of Bids and Contracts on August 27, 2015.

Question: For projects with a construction budget projected to be under \$50,000.00, are all three firms considered equal when deciding who to call, or is there an order? Joe Thomas with Purchasing stated that projects under the \$50,000.00 threshold would be left to staff discretion. Tania Cole, Project Services Program Manager, added that considerations would include what projects each firm were currently involved in, availability of necessary staff and the staffing levels required based upon the project scope.

Question: On those projects where you get quotes, are you bound by the low quote? Mike Pepoon, Legal Advisor, stated that we wouldn't be bound by the low quote, since this RFP is for professional services, and its purpose is to lock down hourly rates and select preferred vendors. If there was a project that required more experience in a certain area, then we could choose the firm with the most experience in that particular area, regardless of which firm submitted the low quote.