

HCS 1415-22: Architectural Design Services for K-12 Building Modifications

Approval of Architectural Design Fee Rates

Policy Reference: OE-13: The superintendent shall assure that physical facilities support the accomplishment of the board's **Results** policies, are safe and properly maintained.

Background Information: The annual capital plan was approved on December 15, 2014, which includes several Building Modification / Renovation projects. A Request for Architectural Qualifications was issued October 2, 2014 and twelve (12) responses were received on October 27, 2014. The evaluation committee independently reviewed and ranked all submissions, and the five (5) highest-scoring firms were notified of their selection on November 25, 2014. Personal interviews of all five firms were held on December 11, 2014 and all five (5) firms were selected. On December 15, 2014 the Board gave approval to enter into negotiations with these firms. These negotiations resulted in collective agreement on the rate structure below which is based upon a range of construction costs and optional consultants as needed per project. The solicitation will be valid through the 2019-2020 school year.

Construction Cost Range: Offered % Fee for Basic Services*

\$0 to \$500,000	7.75%
\$500,001 to \$2,000,000	6.75%
\$2,000,001 and above	6.25%

*Basic Services:

Optional Additional Consultants / Fees**:

Fee includes the following **Basic Services:**

Fee increased for Basic Services **plus:**

- Architecture
- Landscape Architecture
- Engineering: Civil
Structural, Plumbing, Fire Protection,
Mechanical, Electrical
- Interior Design
- Cost Estimator
- Plan Reviewer

	<u>Multipliers</u>
Roofing Consultant	.020
Kitchen Consultant	.015
LEED Consultant	.050
Energy Modeling	.015
<u>Acoustical Consultant</u>	<u>.010</u>
Cumulative Multiplier Subtotal	.110

(Additional Consultants would be determined by HCS based upon the specific needs of projects on an individual basis).

****Example:** ***Base Fee**
6.25%

Base Fee + (Multiplier x Base Fee)
6.25% + (.110 x 6.25) = 6.94% maximum Fee

For Additional Information:

Please contact Mark Wolfe at 488-6967, or Matt Dean at 488-6575.

Recommended Action: Move to approve the negotiated fee structure and proceed with issuance of professional services contracts for the approved 2014-2015 Building Modification / Renovation projects.

Estimated Project Cost:

Recurring ____ Non-recurring X