WGM ARCHITECTURE + INTERIORS

WHEELER GOODMAN MASEK
ONE ANNAPOLIS STREET #100
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September 28, 2009 - REVISED

Mr. Steve Mader
Supervisor of Parks & Facilities
City of Rockville
14625 Rothgeb Drive
Rockville, MD 20850

RE: FEE MODIFICATION – CONTINUATION OF PROFESSIONAL SERVICES (P. O. #900-0915080192)
ROCKVILLE GUDE DRIVE DPW IMPROVEMENTS – PARTIAL PHASE 3 (35 – 100% CD Phase) Documents

Dear Mr. Mader:

WGM is pleased to provide this fee modification for additional services *in accordance with the pricing, terms and conditions of Contract RFP # 08-08 (Category A)* for the above referenced project.

Scope of Work: Provide continuing professional services, specifically the start of completion of 100% CD & Bid Documents for the implementation of the Phase 3 Scope of Work summarized below. Services will be based upon the Phase 2 (35% CD Phase) Drawings prepared by WGM Architects.

1. New Fleet Services Building	18,873SF	3,240,000.00
2. Replacement Fuel Island Canopy Only		50,000.00
3. Site Work (Parking, Resurface Paving & SWM)		450,000.00
4. Existing MVM Building Renovations		775,000.00
5. Material Bins Structural Slab		50,000.00
6. Add Alternate for HVAC System in Fleet services Building		300,000.00
7. New Hydraulic Lifts for Fleet Services Building		250,000.00
	TOTAL	5,115,000.00*

**-This summary excludes A/E Fees and Expenses, Replacement Fuel Island, COR FF&E, IT Expenses, Public Utility Fees and Connection Costs, Other Consultants, Etc.*

Key Scope Highlights:

- Attend and present project at COR Public Meeting
- Schedule follow-up meeting with DRC on project revisions & updates
- Team Meetings with COR Project Manager and User groups
- Present to Senior Management and M&C as appropriate
- Coordinate with City's Traffic Consultant for DRC meetings
- Develop Bid Documents to a 100% Completion (Drawings & Specifications)
- Provide completed anticipated LEED Credit Checklist to display compliance with proposed Rockville Green Zoning Ordinance for the FSB only

Fee: **$139,225.00** (see attached spreadsheet for greater detail) Accounting Note: the current remaining funds balance in this Purchase Order must remain as that funding is due consultants under the Phase 2 – 35% CD Phase work that was completed but not yet invoiced to the City.

Exclusions: (the following items are excluded from this scope of work & fee)

- Phase 3 Services: Bidding & Construction Administration Phases Services
- Off-Site SWM solutions – assumes SWM addressed as fee in lieu payment
- Off-Site Parking Requirements
- Off-Site Utility Extensions and Easement Negotiations or Documents/Exhibits Preparation
- Off-Site Road Improvements
- Title Report
- Boundary & Topo Survey provided by City of Rockville
- Traffic Study conducted by City of Rockville
- Geotechnical Borings conducted by City of Rockville
- HAZMAT Phase I & II Assessments
- Fuel Dispensing Equipment /Island Design (we have the canopy design only included in the Structural Fee)
- LEED Certification Activities through USGBC
- Roofing Consultant Review Services provided by Gale Associates through separate City of Rockville agreement
- Additional documentation beyond a LEED credit checklist if required to display compliance with the proposed Rockville Green Ordinance

Schedule: Estimated completion of Partial Phase 3 (35-100% Bid Documents) Services is 90 calendar days +/- after receipt of Purchase Order.

Very truly yours,

Richard A. Kleponis, AIA, LEED AP
Principal

Attachments:

- WGM Fee Summary Spreadsheet dated 09/25/09
- CPJ Engineering Fee Spreadsheet dated 009/23/09
- SRBR Fee Proposal dated 05/14/09
- Watkins Partnership Fee Proposal dated 09/23/09

One Annapolis Street, Suite 100, Annapolis MD 21401

PROJECT: Gude Drive Improvements - Phase 2 Project - Partial Phase 3 Services (35 - 100% Bid Documents Only) 9/25/2009

CLIENT: City of Rockville

Phase: Partial Phase 2 Services (35 - 100% Bid Documents Only **Hours by Personnel Titles**

Task Descriptions		Principal	P.M.	Architect	Designer	CADD Drafts	Sr. Interiors	Jr. Interiors	Survey Crew
Task 1:	Project Management	16	40						
Task 2:	Drawings to 100% CD Completion		40		240				
Task 3:	Specifications/Project Man. to 100% CD's		40						
Task 4:	Development Review Process		40						
Task 5:	Rockville Green Bldg/LEED Ordinance		24						
Task 6:	Owner Meetings & Presentations		16						
Task 7:	Design Team Meetings		16						
Task 8:	Cost Estimate Update		8						
	Total Hours	16	224	0	240	0	0	0	0
	x Hourly Rates	$ 130.00	$ 105.00	$ 75.00	$ 65.00	$ 55.00	$ 75.00	$ 65.00	$ 120.00
	Totals by Title	$ 2,080.00	$ 23,520.00	$ -	$ 15,600.00	$ -	$ -	$ -	$ -

	Consultants		***Fixed Expenses***				
CPJ Engineering	Civil	$ 37,800.00	Mileage	N/A			
Code Cons./COSTCON	Code & Cost	$ 2,000.00	Reproduction	$ 3,000.00	**Total Architectural**	$	41,200.00
SRBR	M/E/P	$ 42,055.00	Soil borings	N/A	**Consultants**	$	94,825.00
Watkins Partnership	Structural	$ 12,970.00	UPS/FedEx	$ 200.00	**Fixed Expenses**	$	3,200.00
	Subtotal	$ 94,825.00	Subtotal	$ 3,200.00	**Total Per Phase**	**$**	**139,225.00**

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Suite 300 • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394 • www.cpja.com

September 23, 2009

WGM Architecture
One Annapolis Street
#100
Annapolis, MD 21401

Attention: Mr. Edward Masek

RE: Rockville Gude Maintenance Facility
35% to 100% CD
39-020-994.02
City of Rockville, MD

Dear Mr. Masek

We appreciate the opportunity to present our proposal to provide professional services for the referenced project. The following scope of services with their respective fees is based on the development of Lump Sum Fee for 35% to 100% CD & Bid Documents Phase.

This proposal assumes the following:
- Design fees for any entrance improvements or pedestrian improvements from Gude Drive up to the new buildings will be quoted when the final scope is determined.
- Assumes fire flow capacity test passes and that no improvement to the existing waterline is required.
- No improvements to the existing SWM Pond below Taft Court and that the storm drain from the site will outfall to that pond. On-site water quality will be required as per the PAM comments.
- Design of the fuel island, Underground Storage Tanks, dry utilities (electric, tele, gas, etc), site lighting, to be done by the MEP or others.
- No Forest Conservation Plan work is required. The current FCP covers the entire site.

Our proposal is based on the following conditions:

1) The fees quoted are predicated upon this office being authorized to proceed with certain operations on a project basis where economy of design prevails or as required to obtain continuity.

2) Items not provided in our scope of services, i.e., topographic detail, traffic studies, soil testing, etc., will be furnished by the City, where required, at no expense to Charles P. Johnson & Associates, Inc.

3) No fees have been quoted for relocation or for special protection design as may be required by the utility companies to protect their existing facilities. No impacts have been identified to date.

4) The scope of work and CPJ's fees are in accordance with the pricing, terms and conditions of contract RFP #08-08 (Category A) for the above referenced project.

5) This proposal is predicated upon agency requirements and ordinances as they presently exist. Any changes in these established policies, which may affect a substantial difference in the scope of services herein, may be the subject of a renegotiated fee.

6) CPJ assumes no liability for services performed based on information provided by client or by client's consultants. CPJ does not warrant the accuracy of information on plans prepared by others or CPJ's subsequent use of that information.

Operation Number	Description	Fee
030	Preparation and evaluation of information regarding the Green Building requirements.	$1,000.00 (Lump Sum)
210	Preparation and processing of the site development plan including addressing PAM and DRC comments. (Fee assumes no substantial revisions are requested by the City.)	$5,000.00 (Lump Sum)
214	Meetings and consultations with client, agencies, attorneys, citizens, etc., relating to the planning and engineering process.	$2,500.00 (Lump Sum)
235	Preparation of a full approval sediment control plan to be utilized for grading, paving, storm drain, and building construction.	$3,000.00 (Lump Sum)
245	Preparation of a storm water quality management plan. (Fee assumes two water quality treatment structures).	$4,500.00 (Lump Sum)
252	Preparation for and processing of a Maryland DOE National Pollutant Discharge Elimination General Permit application for construction activity.	$500.00 (Lump Sum)
278	Consultation, monitoring, and assistance in processing of grading, paving, storm drain, and building permits from the point of application or plan approval through permit issuance. (If requested)	$2,000.00 (Lump Sum)
370	Computations for and preparation of a horizontal position sheet to fix the location of the "big square" of the buildings, parking lots and pavement centerlines. (Does not include computation of architecture necessary for building stakeout.)	$500.00 (Lump Sum)
400	Preparation of the storm drainage plan. (Fee assumes storm drain to outfall to Taft Court system).	$3,000.00 (Lump Sum)
420	Preparation of the private paving and striping plan.	$4,000.00 (Lump Sum)
460	Preparation of the water and sewer plan assuming 2 additional sewer manholes and replacing 130 feet of existing sewer.	$4,800.00 (Lump Sum)
480	Preparation of agency rights of way and/or easements by description and sketch.	$1,000.00 (Lump Sum)
530	Preparation of the landscape plan.	$3,500.00 (Lump Sum)

Operation Number	Description	Fee
650	Preparation of contract specifications.	$2,500.00 (Lump Sum)

TOTAL CONTRACT LUMP SUM FOR 35% to 100% CD & Bid Documents Phase = $37,800.00
Work requested which is not covered by this or subsequent proposals shall be undertaken using the CPJ approved rates

Thank you for affording us the opportunity to present this proposal. We look forward to participating in this project and should further information be necessary, please contact us.

Respectfully submitted,

David M. O'Bryan
Director of Operations

Enclosure

WE HEREBY AUTHORIZE CHARLES P. JOHNSON & ASSOCIATES, INC., TO PROCEED IN ACCORDANCE WITH THE ABOVE PROPOSAL.

Organization: _____ **Date:** _____

By: _____ **Title:** _____

28118.01

Siegel, Rutherford, Bradstock & Ridgway, Inc. FINANCIAL

CONSULTING ENGINEERS

RAYMOND H SIEGEL

HOWARD E. RUTHERFORD
ALDEN S. BRADSTOCK III
CHARLES W. RIDGWAY
BRUCE J. KLEBE, SR
WENDY L. DEBUS

DONALD W. GRAY
PATRICK T. LANGE
JOE C. FORTNEY
WILLIAM F. STEVENS
JOHN W. JUNG
TIMOTHY KNORR

May 14, 2009

Mr. Ed Masek
WGM Architecture + Interiors
One Annapolis Street
Suite 100
Annapolis, MD 53186

Re: Rockville Maintenance Facility

Dear Ed,

We are pleased to offer this proposal for professional mechanical, electrical and plumbing design and engineering services. The general scope of the project will be the design associated with the renovation and expansion to the City of Rockville Gude Drive maintenance facility. Generally, the scope of work will follow the design development documents presently being completed.

SCOPE OF SERVICES

- Provide mechanical and electrical design and engineering services, drawings and specifications, to *WGM Architects* for the renovation of the referenced building.

- The existing maintenance building will be renovated as reflected on the design development drawings. The design will include HVAC systems, lighting, power, plumbing, sprinkler monitoring system, modifications to existing security system and connections to owner supplied equipment. Existing utilities will be utilized except the electric service will be increased.

- A new fleet services building will be designed and will follow the design development drawings. The design will include HVAC systems, lighting, power, plumbing, fire alarm, security, compressed air, lube reels with central drum storage and connections to owner supplied equipment.

- Water service to the buildings will be designed complete. Sprinkler systems will also be contractor designed using performance specifications prepared by SRBR. A water flow test, obtained by the civil engineer, will be used as a basis for the sprinkler design.

- The site electric design will include lighting, telephone conduits and power distribution. Also included are 'structural' drawings required by PEPCO for electric services.

- A new fuel island is included in the design. SRBR will be responsible for the electrical design elements associated with lighting and power connections. Others will design the fuel tanks, fuel pumps, piping and fuel card system.

757 FREDERICK ROAD · SUITE 300 · CATONSVILLE, MARYLAND 21228
TELEPHONE (410) 869-7282 FACSIMILE (410) 869-7362

- Three design meetings are also included. Expenses associated with our design are included including plotting costs for permit submission. Excluded are costs for plotting for owner reviews, submissions to reviewing agencies or plots for bids.

- Construction administration services will include review of contractors shop drawings and submittals, response to RFI's, telephone and fax support. We have included a pre-bid meeting, four site visits for the maintenance building renovation and four site visits for the fleet services building. Each site visit will be documented with an engineers' field report.

COMPENSATION

Our fee-break down for the above effort is;

0-35% 35-100%

	Fleet Services		Maintenance Building	
Construction Documents	$38,400.00	+	$26,300.00	= 64,700 - 22,645 = 42,055.00
~~Construction Administration~~	~~$19,500.00~~			
Totals	~~$84,200.00~~			$ 42,055.00

Hourly rates are: Principal - - - - - - - - - - $160.00
Project Engineer - - - - - $110.00
Design Engineer - - - - - $95.00
Designer- - - - - - - - - - - $70.00
Cad tech- - - - - - - - - - - $65.00

We hope this meets with your approval and please call me with any questions.

Very Truly Yours,
Siegel, Rutherford, Bradstock & Ridgway, Inc.

Howard E. Rutherford, PE
President

757 FREDERICK ROAD · SUITE 300 · CATONSVILLE, MARYLAND 21228
TELEPHONE (410) 869-7282 FACSIMILE (410) 869-7362

The WATKINS partnership, inc.
Consulting Structural Engineering

Anna. (410) 741-1791
Wash. (301) 249-0974
Fax (301) 249-0976
e-mail: @WatkinsPartnership.com

Suite 202 • 3032 Mitchellville Road • Bowie, Maryland 20716

Client: **Wheeler Goodman Masek & Associates, Inc**
Address: **One Annapolis Street**
Annapolis, Maryland 21401
Phone # **410-841-6787**

Contact: **Mr. Ed Masek**
Principal
Date: **September 23, 2009**
Fax # **410-841-5523**

Proposal: Gude Drive Improvements;
New Fleet Services Building,
Renovations to Existing Building,
New Materials Storage Bin Structural Slab,
New Fuel Island Canopy
Phase 2
Rockville, Maryland
Proposal #P2008-30-03

CONTRACT FOR PROFESSIONAL SERVICES

This contract is entered into between The Watkins Partnership and "Client", this date. Client requests that **The Watkins Partnership, Inc.** provide the professional design development phase for the structural engineering design on the Project known.

Fleet Services Building will be a pre-engineered building, with mezzanine and crane.

Renovation to existing vehicle maintenance building, adding ramp and reinforcing existing raised structural floor, new openings and a small addition.

Material storage bins - structural slab

Foundation for Fuel Island Canopy *and Roof Framing for the canopy*

Reevaluation of the floor framing in the existing building for the use of forklifts

		CD	Revised CD		Total
	Project Meetings ($500.00/ea)	**$1,500.00**			**$1,500.00**
a	**Pre-engineered vehicle building, w/ crane and 1,900 sq. ft. mezzanine**	**$4,500.00**			**$4,500.00**
b	**Renovations to Existing Maintenance Building**	**$4,250.00**	**$1,500.00**		**$5,750.00**
c	**New Materials Storage Bin Structural Slab**	**$1,250.00**			**$1,250.00**
d	**New Fuel Island Canopy Foundation *and Roof Framing***	**$2,000.00**	***$2,500.00***		**$4,500.00**
e	**Expenses**	**$300.00**			**$300.00**
		$13,800.00	**$4,000.00**		**$17,800.00**

(− 4,830.00) 0-35%

35-100% → 12,970.00

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